



## SPRUCE HILLS ROAD, WALTHAMSTOW

### Offers In Excess Of £825,000 Freehold

### 4 Bed House - Mid Terrace



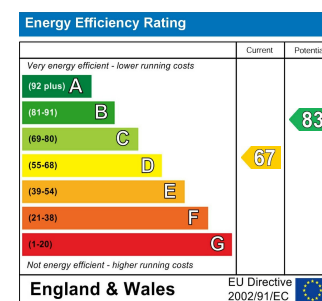
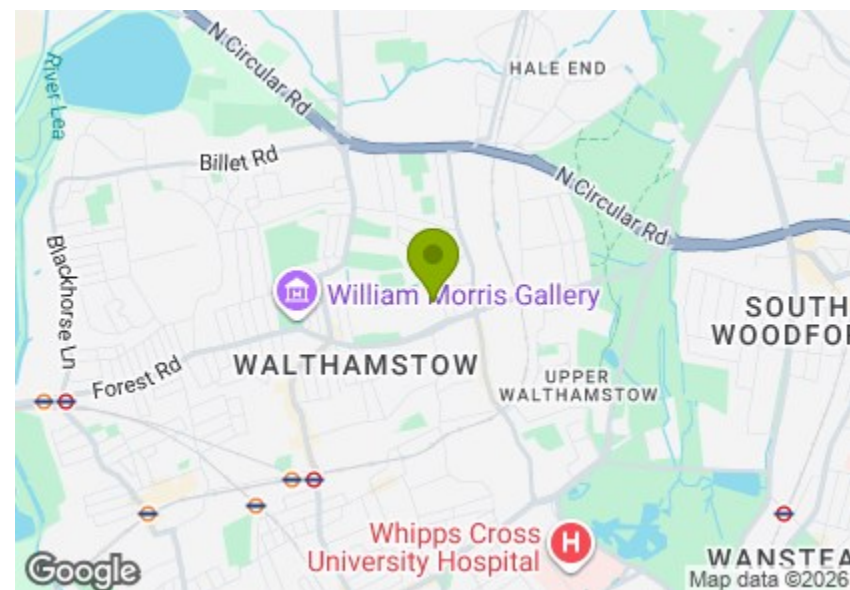
#### Features:

- Chain Free Victorian Terrace Home
- Four Double Bedrooms
- Arranged Over Three Floors
- Beautifully Presented
- First Floor Bathroom
- Ground floor W/C
- Over 1250 sq ft
- Lovely Rear Garden

Tucked away on a quiet street just a stone's throw from Chestnuts Field, this beautifully finished four-bedroom Victorian terrace is full of warmth, light and character. Offering 1259 sq ft of inviting, well-balanced living space — and that's not even counting the private garden and versatile garden room. Inside, the natural light does all the talking. Bright, open spaces flow effortlessly from room to room, while original features and smart updates add just the right amount of personality. There's a handy downstairs WC, an upstairs family bathroom, and a converted loft that gives you that extra breathing room without compromising on charm.

Whether you're working from home, entertaining, or simply stretching out with a good book in the garden room, this house adapts to your day — not the other way around.

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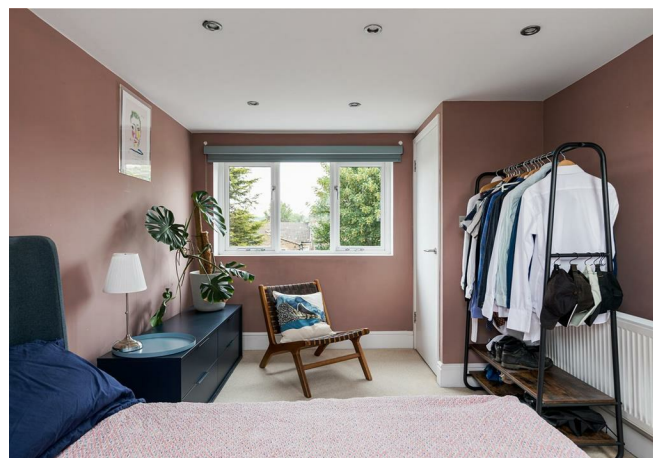
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IF YOU LIVED HERE....

From the crisp white external brickwork to the neat front garden, it's clear this home has been carefully maintained before you've even stepped inside.

Push open the front door and you're welcomed into a gloriously bright reception. At the front, a bay window dressed in plantation shutters pours in sunlight, while another window at the rear ensures dual aspect appeal. The natural wooden floorboards run the full length of the space, adding warmth and flow to the whole ground floor. There's even a moody, midnight blue-painted WC tucked away— convenience with style.

The kitchen is smart and unfussy, with white cabinets, thick wooden worktops and a fresh splash of aqua tiling. Bifold doors throw themselves open to the garden, making the most of sunny days and spontaneous barbecues. And what a garden it is—almost 50 feet of it, with raised beds blooming with roses, rosemary and established shrubs. There's space for dinner outside on the patio, a well-kept lawn, and a garden room at the end—ideal for work or play or just hiding out.

Upstairs, the first floor holds three double bedrooms. The largest sits at the front, painted a bold midnight blue that looks fantastic against the white

shutters and the soft light coming in from the bay window. The family bathroom is clean, calm and refreshingly white with a rainfall shower over the bath for long soaks or a quick refresh.

At the top of the house, the loft conversion is a stunning light-filled retreat. Twin Velux windows bring in the sky, and clever under-eaves storage keeps clutter tucked away so the space feels calm and serene.

WHAT ELSE?

- Lloyd Park and all its amenities are easily accessible. Whether it's a game on the tennis or basketball courts, a workout at the outdoor gym, a visit to the Saturday market, or a quiet stroll through the William Morris Gallery, there are plenty of options to suit everyone.

- Forest Road has the convenience of a range of shops, both local and national, while nearby Hoe Street is home to a vibrant mix of restaurants and bars.

- Wood Street Station is a 15-minute walk away, taking you to Walthamstow Central in just one stop.



A WORD FROM THE OWNER.....

"Living on Spruce Hills Road has been a real joy for us. The house has always felt like a peaceful retreat, a place to unwind and recharge. One of our favourite ways to start the day is with a coffee on the terrace — it's quiet, calm, and full of morning light. And when we feel lazy, Ruttle and Rowe coffee shop, just around the corner, is a fantastic local spot. The kitchen's been the real heart of the house — great for having friends and family over and even the odd kitchen disco! Chestnut Fields provides a lovely green cut-through to the sports centre and Lloyd Park. What we'll miss most, though, is the strong sense of community on the road and the genuinely wonderful neighbours we've been lucky to have."

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**Reception Room**

10'11" x 24'1"

**WC**

**Kitchen**

8'10" x 19'1"

**Bedroom**

14'3" x 12'8"

**Bedroom**

8'10" x 11'1"

**Bathroom**

5'11" x 6'4"

**Bedroom**

9'1" x 9'2"

**Bedroom**

12'8" x 17'2"

**Garden**

49'2"



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