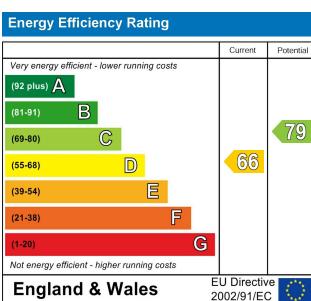
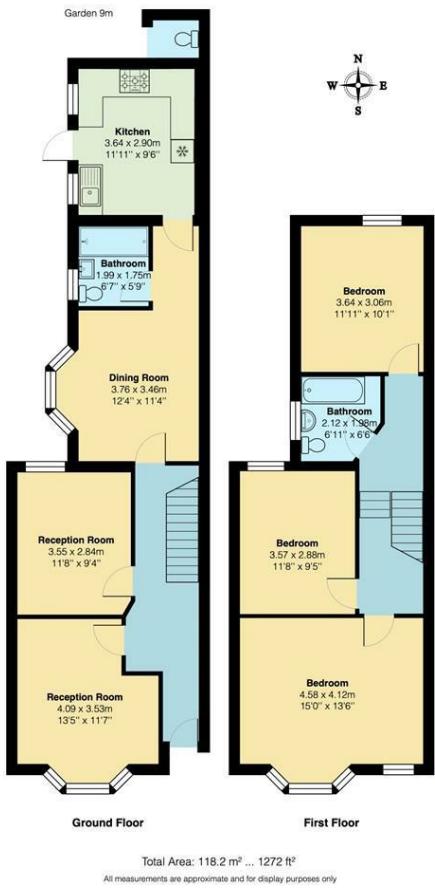


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## SOMERS ROAD, WALTHAMSTOW Offers In Excess Of £775,000 Freehold 3 Bed House



### Features:

- Chain Free
- Three Bedrooms
- Three Receptions
- Two Bathrooms
- In Need of Some Modernisation
- Central Walthamstow Location
- 1272sq ft

Offered chain free, this three-bedroom house offers approximately 1,272 sq ft arranged across two floors. With three reception rooms and two bathrooms, the layout provides generous proportions and a flexible framework. Requiring some modernisation, the house presents an exciting chance to rework and enhance the space for contemporary living. Positioned in central Walthamstow, it brings together size, adaptability and location, appealing to buyers looking for a home with long-term potential.

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#### IF YOU LIVED HERE...

A classic two-storey façade with bay windows at both levels gives the house a balanced, well-proportioned appearance. Traditional detailing and a recessed entrance add character, while the scale and symmetry of the frontage hint at the accommodation within.

Inside, the ground floor is arranged around a hallway that leads through the house and up to the first floor, creating a strong sense of flow. Two reception rooms sit at the front and middle, both good in size, with the front room's bay window forming a natural focal point. The dining room follows and feels well placed to play a central role in any reworking of the downstairs, its bay window adding depth and presence, with a ground-floor bathroom located just off this area. To the rear, the kitchen benefits from multiple windows and access outside, offering clear scope, subject to the relevant consents, to reshape the layout and introduce wide glazing that strengthens the connection with the outdoors and enhances everyday living.

Beyond the kitchen, a long outdoor setting stretches behind the house, providing plenty of room to landscape, entertain or create defined seating areas, forming a generous and adaptable extension of the home.

Upstairs, the first-floor landing is well proportioned and offers potential to extend into the loft, subject to planning. The bedrooms are all good sizes, each featuring straightforward layouts that adapt easily over time, while the bathroom completes the floor, arranged around a fitted bath, finished in tiling and naturally lit by a window.

Life here is shaped by a strong mix of independent food, culture and green space. Today Bread is a local favourite for naturally leavened bread and pastries, while CRATE St James Street brings together street food, coffee spots, small retailers and makers in a lively, converted warehouse setting. Nearby, Walthamstow Village is known for its cobbled streets, independent cafés and traditional pubs, including brunch favourite Berns & the Beans and the much-loved Nag's Head. Cultural life is close by at the Soho Theatre Walthamstow, while Lloyd Park and Walthamstow Wetlands provide space to unwind. Families are well served by excellent schools, including Mission Grove Primary School, just five minutes away.

#### WHAT ELSE?

Transport links are a key draw, with Walthamstow Central Station a 10-minute walk away, offering swift connections via the Victoria line and Overground. St James Street Station is a 9-minute walk for direct routes towards Liverpool Street, while Walthamstow Queen's Road Station is also reached in around 10 minutes, linking easily into the wider Overground network.



#### A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON  
E17 ASSISTANT BRANCH MANAGER

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**Reception Room**  
13'5" x 11'6"

**Reception Room**  
11'7" x 9'3"

**Dining Room**  
12'4" x 11'4"

**Bathroom**  
6'6" x 5'8"

**Kitchen**  
11'11" x 9'6"

**WC**



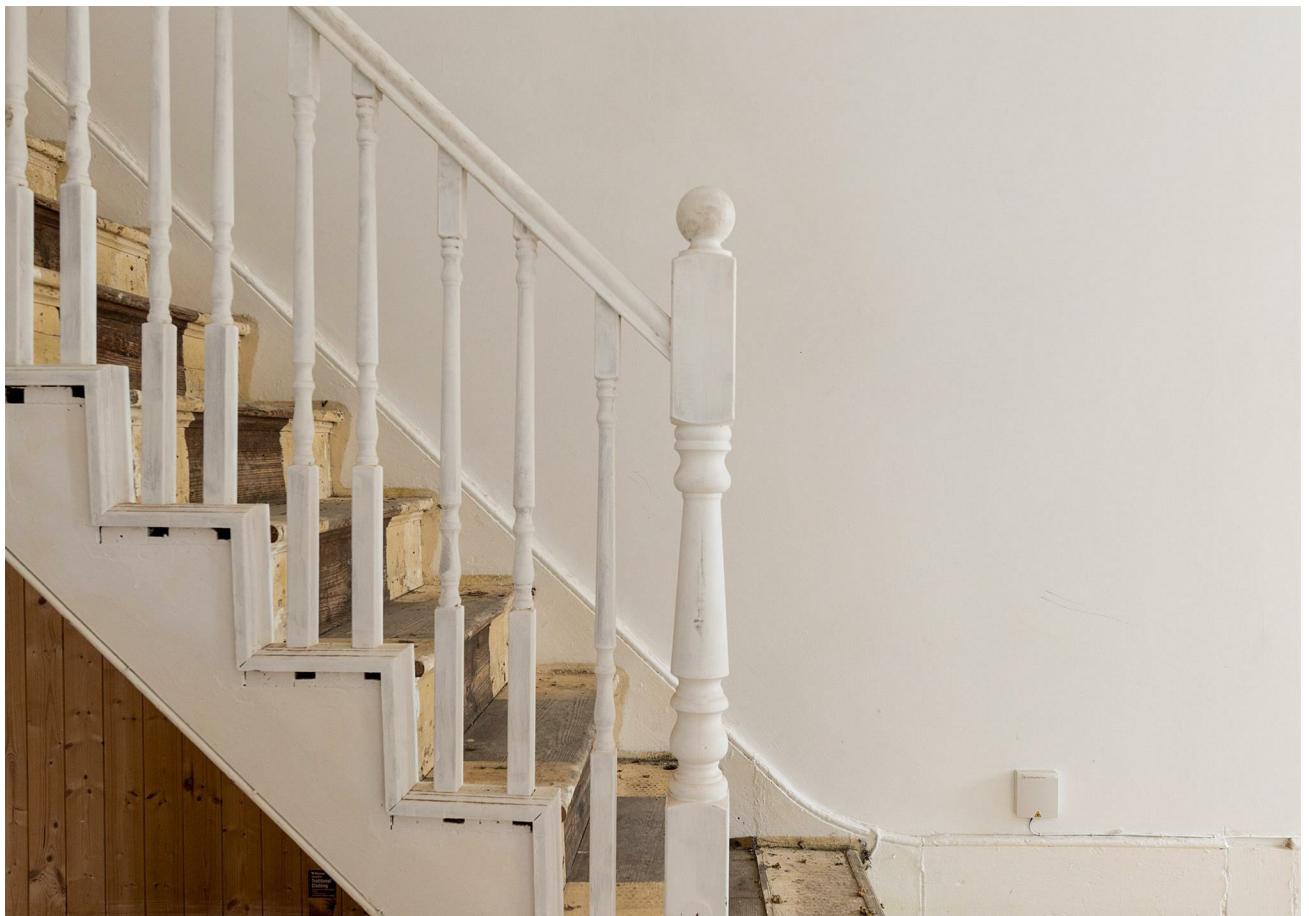
**Bedroom**  
15'0" x 13'6"

**Bedroom**  
11'8" x 9'5"

**Bathroom**  
6'11" x 6'5"

**Bedroom**  
11'11" x 10'0"

**Garden**  
29'6"



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