






Rensburg Road, Walthamstow, London, E17

Offers In Excess Of £950,000

FOR SALE

 2  2  4

Freehold

- 4 bedrooms Victorian terraced house
- Original double glazed sash windows & gas central heating
- Kitchen/diner, side return & loft conversion
- St James Street Station: 0.6 mile walking distance
- Blackhorse Road Tube Station: Approx 15 minute walk
- Popular Walthamstow Marsh wetlands closeby
- Council tax band: C & EPC rating: C (73)
- 31'1 x 15'4 South-west facing rear garden
- On street residents permit parking
- Internal: 1209 sq ft (112 sq m)

This four-bedroom Victorian terrace beautifully balances period heritage with a modern palette. Nestled on a quiet, "bee-friendly" street in the sought-after Coppermill Lane enclave, the home has been artfully extended to create a light-drenched sanctuary. From the meticulously reconditioned façade to the bespoke interior finishes, every detail has been curated for standout appeal.

The ground floor opens into a classic bay-fronted reception, where original pine floorboards and a focal fireplace nod to the home's history. At its heart lies the side-return kitchen-dining room - a social hub featuring hand-finished microcement floors with underfloor heating and bespoke carpentry. The sense of scale continues upward; a thoughtful loft conversion offers a bright dormer bedroom and a master suite elevated by artisanal Bert & May tiling.

Outside, the south-west-facing garden is a genuine sun trap, perfectly positioned to capture the golden hour and the annual swift migration. Beyond the garden gate, you are perfectly placed between the wild beauty of the Walthamstow Wetlands and the creative pulse of the Blackhorse Road Beer Mile. With multiple "Outstanding" schools in catchment and elite Victoria Line (Blackhorse Road) and Overground (St James Street) connectivity, this is a refined family home at the center of E17's most vibrant community.

Shall we take a look?

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DIMENSIONS

Entrance

Via front entrance door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room & dining room.

Reception Room

13'2 x 10'10 (4.01m x 3.30m)

Dining Room

11'4 x 10'10 (3.45m x 3.30m)

Open to:

Kitchen

13'2 x 10'6 (4.01m x 3.20m)

Open to dining room.

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Bedroom One

14'1 x 11'2 (4.29m x 3.40m)

Bedroom Two

11'6 x 8'11 (3.51m x 2.72m)

First Floor Bathroom

10'7 x 8'8 (3.23m x 2.64m)

Second Floor Landing (Loft)

Door to bedroom bedroom three & bedroom four/office.

Bedroom Three

17'2 x 8'8 (5.23m x 2.64m)

Access to eaves. Door to:

Ensuite

7'3 x 3'3 (2.21m x 0.99m)

Door to bedroom three.

Bedroom Four/Office

9'10 x 8'0 (3.00m x 2.44m)

Rear Garden (South-West Facing)

31'1 x 15'4 (9.47m x 4.67m)

On street residents permit parking

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

FLOORPLAN

Approximate Gross Internal Area 1209 sq ft - 112 sq m

Ground Floor Area 467 sq ft - 43 sq m

First Floor Area 411 sq ft - 38 sq m

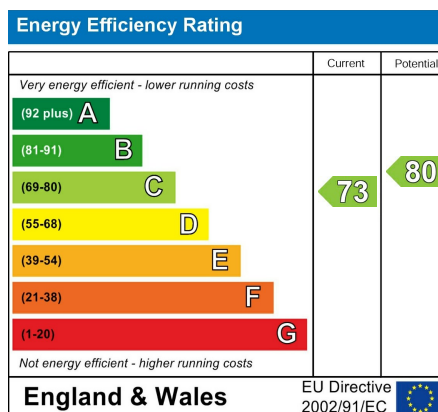
Second Floor Area 331 sq ft - 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING



LOCATION



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