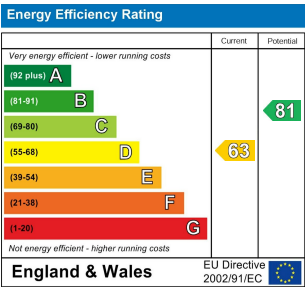




Total Area: 78.4 m² ... 844 ft² (excluding lean to)
All measurements are approximate and for display purposes only

- Reception Room
13'3" x 10'7"
- Reception Room
11'4" x 11'4"
- Kitchen
8'5" x 7'8"
- Shower Room
8'5" x 5'1"
- Bedroom
14'0" x 11'0"
- Bedroom
11'6" x 8'11"
- Bedroom
8'7" x 7'6"
- WC
- Garden
29'6"
- Lean To
10'0" x 4'10"



RENSBURG ROAD, WALTHAMSTOW

Offers In Excess Of £675,000 Freehold
3 Bed House



Features:

- Three Bedroom Bay Fronted House
- Great Project
- Scope to Extend Up and Out (STPP)
- Bathroom Plus WC
- Original Floorboards and Feature Fireplace
- Private West Facing Garden
- Close to St James St Staion
- Moments to The Walthamstow Wetlands
- Chain Free

This three bedroom, bay-fronted home sits in a well-connected Walthamstow pocket, close to St James Street and the open landscapes of Walthamstow Wetlands. With original character, a private west-facing garden and scope to extend both upwards and outwards, subject to planning permission, it's an exciting property with plenty of potential.

REQUEST A VIEWING
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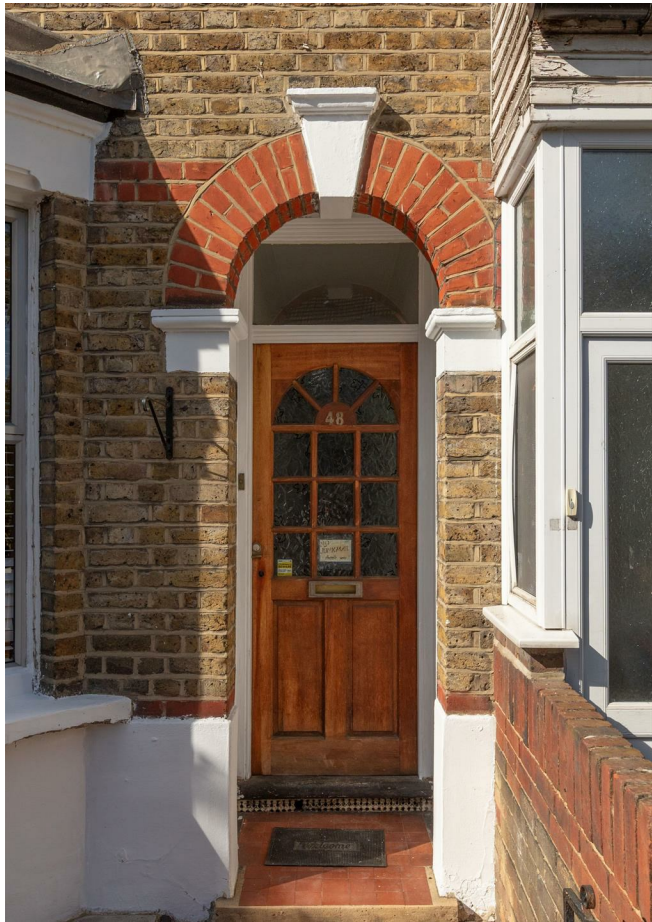
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IF YOU LIVED HERE....

The ground floor begins with two reception rooms, connected to create a long living space from the bay window at the front through towards the rear. Original floorboards run underfoot, while a feature fireplace brings character to the front reception. White walls and natural timber give the rooms a simple starting point, ready for someone to make their own.

Beyond the receptions, the kitchen sits at the rear, with a separate shower room alongside and a lean-to leading out to the garden. The west-facing garden extends approximately nine metres, with paving and established planting.

Upstairs, all three bedrooms are arranged on the first floor, along with a separate WC. The largest bedroom spans the front of the house, with a second bedroom behind and the third positioned at the rear. Original floorboards continue through much of this level, and fireplaces remain in two bedrooms.

WHAT ELSE?

- Walthamstow Wetlands is moments away, offering open water, walking routes and plenty of green space.
- St James Street is close by for Overground connections, with CRATE St James Street and local cafés nearby.
- Walthamstow High Street and its market are also within easy reach, alongside a broad mix of independent shops, pubs and places to eat.



WORD FROM THE OWNER...

"We love the house and will miss it terribly despite it being the time to move on - it has served us perfectly over the years as a space for entertaining friends and family, having dinner parties, bringing our first dog home, and more recently our son! The downstairs space gives so much room for a variety of activities, and all rooms are generous and never feel cramped. The garden is a sun trap through the morning, and in the colder months the wood burner really comes into its own and makes the space, despite its size, feel cosy and snug. We love how green the area is - perfect for a variety of walks with our toddler and dog. We have multiple parks nearby, as well as the marshes and wetlands. It's nice and quiet but yet we are near the high st and St James St for everything we need. There's the great independent bakeries Weir dough and Beaten by a whisker nearby, True Craft is very handy for a drink and tasty pizza, and the addition of the new wine/listening bar Olfaclub is very exciting. Having Crate nearby is also super handy, as is being so near all the Blackhorse Road breweries which are all family/dog friendly. The Coppermill pub is also round the corner and we frequently run into neighbours when we go there or even walking past on a sunny day - the tables outside are great when the sun is shining! The W12 bus is very handy too and will take you most places you need to go in the area, and if you get a nice driver you can hail it from your front door!"

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