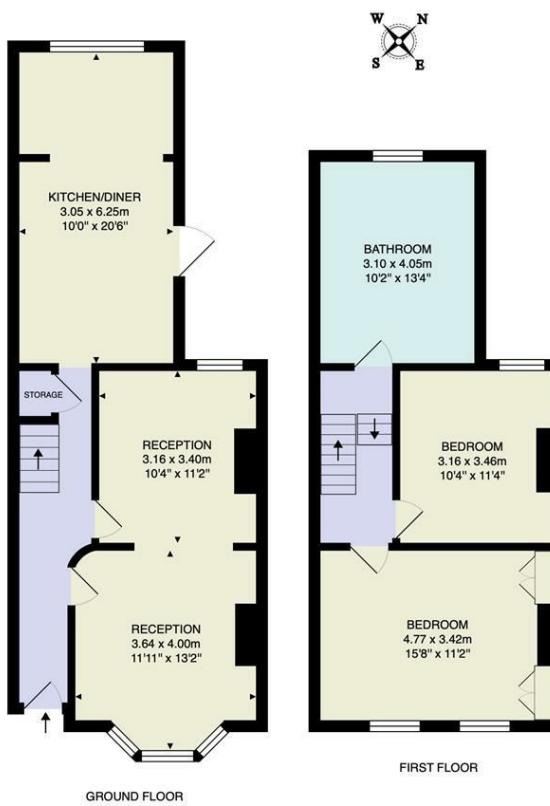
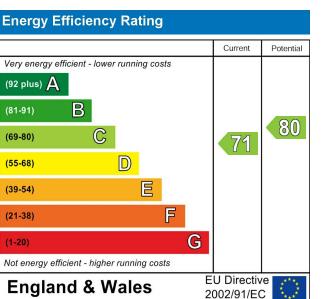


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Total Area: 100.7 m² ... 1084 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



VICTORIA ROAD, WALTHAMSTOW
Offers In Excess Of £725,000 Freehold
2 Bed House - Mid Terrace



Features:

- Two Bedrooms
- Victorian House
- Beautifully Presented
- Kitchen Diner
- Large Family Bathroom
- Secluded Rear Garden
- Walking Distance to Wood Street
- Chapel End Corner

This bright and spacious two-bedroom Victorian house has been lovingly restored to offer a perfect balance of contemporary convenience and traditional charm. The location is equally impressive: Lloyd Park lies in one direction, the tranquillity of Epping Forest in another, and the excellent transport links of Wood Street station a stroll away.

Additional highlights include a secluded rear garden, a generous first-floor bathroom, a light-filled kitchen/diner and two welcoming reception rooms. Every detail has been thoughtfully considered, making it a home that's ready for you to enjoy from the very beginning.

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IF YOU LIVED HERE...

With well over 1,000 square feet of space, this home blends period charm with practical family living. From the moment you arrive, the classic Victorian frontage sets the perfect tone...

Step inside to a beautifully finished hallway showcasing elegant period details such as ornate cornicing, complemented by thoughtful modern touches including a stylish radiator cover. The well-proportioned front reception room is bathed in natural light from the bay window, dressed with bespoke shutters. Features such as the decorative fireplace, ceiling rose, column radiator and custom carpentry add character, while the timber flooring ties the space together effortlessly. The adjoining second reception room is equally striking and versatile.

At the rear, you'll find a generous kitchen/diner/living space, the true heart of the home. Designed for both everyday living and entertaining, it offers sleek worktops, high-quality appliances, ample storage, and space for a large dining table alongside the central island.

Upstairs, the first floor hosts two well-sized bedrooms, along with a large family bathroom featuring both a separate shower and a bathtub.

Outside, the impressively landscaped rear garden provides a peaceful retreat. Low-maintenance pebbling is perfectly utilised in the side return, complemented by a lawn

and a sun-trap patio at the rear.

If you want more nature, you can be at the cusp of Epping Forest within a short stroll. There's also Fellowship Square, home to the epic fountains, which can be found a similar distance in the opposite direction, and Walthamstow's much-loved Lloyd Park a few minutes further.

The excellent coffee shop Ruttle & Row is moments away, while the delights of Wood Street are just a short stretch further. There's the wonderfully unique Wood Street Indoor Market, delicious brunch spot Dudley's, excellent beer shop-cum-bar Clapton Craft and sensational bakery Chocolatine, just to name a few of your local hangout spots. Head in the other direction for The Dog & Duck, a family friendly gastropub. You'll love exploring and uncovering other gems such as the cosy and comforting La Cafeteria, which serves up Mediterranean dishes just a few minutes from your door.

WHAT ELSE?

- You're only a 15 minute walk to Wood Street station, where you can nip to Liverpool Street in 20 minutes on the Overground, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line.

- For a true sense of community, head to see the mighty Walthamstow FC in action. Their home ground is a mere eight minute stroll away.

- There's a real buzz around Soho Theatre Walthamstow, now open and offering world-class entertainment walking distance away. While you're enjoying the new venue,



A WORD FROM THE OWNER.....

"We've spent eight very happy years in this home, where we've started and grown our family. The house itself has been a real joy to live in - the open-plan kitchen is a fantastic space for cooking, centred around a large island that works perfectly for family life and for hosting friends. The picture window looks out onto the garden, which is a private, tranquil oasis; a rare retreat in London. Inside, the lounge is cosy and inviting in the evenings, while the bedrooms are spacious with excellent storage. The large bathroom offers fantastic potential, whether as a standout feature space or reconfigured to create an additional bedroom, and period details throughout mean the house has real warmth and character. Life here is made even better by the area: a friendly, sociable street with a genuine community feel, great local cafés and bakeries (including the infamous Ruttle & Rowe a stones throw away), plenty of green space from Lloyd Park to Epping Forest, and an easy walk to the station for commuting just 20 minutes into London. "

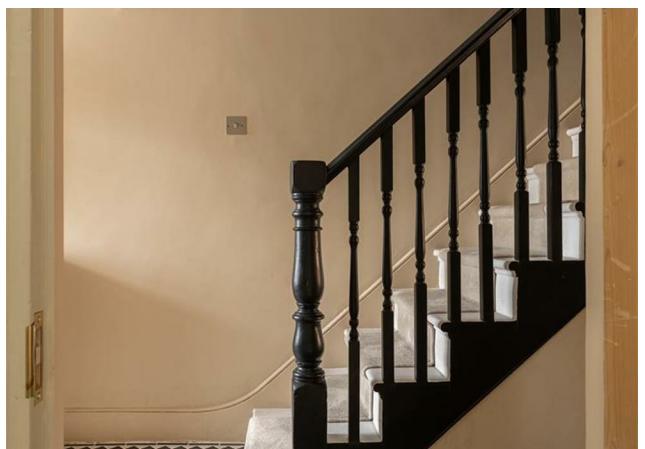
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Reception
11'11" x 13'1"

Reception
10'4" x 11'1"

Kitchen/ Diner
10'0" x 20'6"

Bedroom
15'7" x 11'2"

Bedroom
10'4" x 11'4"

Bathroom
10'2" x 13'3"

Garden
17'4" x 22'9"



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