



Reception Room  
10'4" x 8'6"

Reception Room  
12'9" x 10'4"

Kitchen  
10'4" x 8'8"

Bedroom  
13'8" x 10'9"

Bedroom  
10'6" x 8'7"

Bathroom  
10'2" x 7'4"

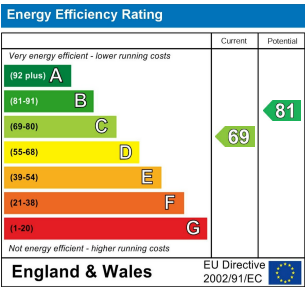
bedroom  
17'3" x 12'2"

Dressing Room  
8'2" x 6'2"

Shower Room

Eaves Storage

Garden  
39'4"



## GAYWOOD ROAD, WALTHAMSTOW

Offers In Excess Of £850,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedroom Freehold House
- Bay Fronted
- Large Through Reception with Wooden Flooring
- Feature Fireplace
- Modern Kitchen
- Private Garden with Patio and Hot Tub
- Converted Loft with Dressing Room and En Suite
- Moments to Lloyd Park
- Close to Walthamstow Central

This three-bedroom freehold house offers classic proportions paired with a layout suited to modern life. The bay-fronted exterior leads into a large through reception, where wooden flooring and a feature fireplace create a strong sense of presence and flow. A contemporary kitchen sits to the rear, opening out to a private garden complete with patio and hot tub, ideal for relaxed evenings or entertaining. Upstairs, the converted loft adds a generous main suite with dressing room and en suite, enhancing both space and flexibility. Lloyd Park is moments away, with Walthamstow Central also close at hand.

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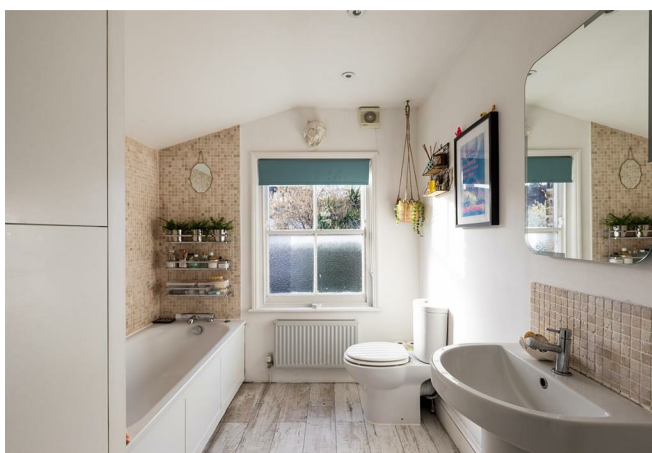
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#### IF YOU LIVED HERE...

The frontage reveals a classic period terrace with warm brickwork, a traditional bay window and elegant detailing. Original features remain in place, giving the house a confident first impression that sits comfortably within the street. Stepping inside, the hallway sets the tone with original timber flooring and a gently curving staircase, while decorative ceiling mouldings add architectural interest. From here, the paired reception rooms unfold into a generous, flowing arrangement, with a bay window to the front and a further window drawing light through from the rear. Period details run throughout, including original flooring and a characterful fireplace that anchors the room, creating an inviting setting suited to both everyday living and entertaining. To the rear, the kitchen is thoughtfully arranged with clean-lined cabinetry, patterned flooring and crisp tiling combining to give it a fresh, balanced look. A window looks out over the garden, while the layout feels practical and composed, working comfortably for daily use. Beyond, the garden offers a private outdoor retreat, with a paved terrace leading onto lawn framed by established planting, providing a relaxed setting for dining, unwinding and spending time outdoors. Upstairs, the first floor hosts two bedrooms, both finished with original timber flooring. The front bedroom benefits from twin windows, while the second enjoys an outlook over the rear. A bathroom sits alongside, finished with soft-toned tiling and a bath, creating a welcoming place to unwind.

The top floor forms a serene bedroom suite, with skylights drawing daylight across the room. The sleeping area flows naturally into a dressing area, leading through to a beautifully finished shower room, where refined tiling and a spa-like atmosphere complete this peaceful retreat. The surrounding neighbourhood blends green open space with culture and a strong local scene. Just moments from the door, Lloyd Park offers open lawns, cafés, a popular playground, and the William Morris Gallery, alongside a lively weekend market. Independent favourites such as Bühler and Co and The Bell add to the area's relaxed, sociable feel, while Soho Theatre Walthamstow brings a strong cultural draw. A little further on, Walthamstow Village is known for its cobbled streets, independent boutiques, and characterful pubs including The Nag's Head. Families are well served, with a good choice of schools nearby, including the highly regarded Greenleaf Primary School, eight minutes away.

**WHAT ELSE?**  
Travel connections are excellent, with Walthamstow Central Station a 12-minute walk away, offering Victoria line and Overground services. Walthamstow Queens Road Station sits just over 15 minutes on foot, providing additional Overground routes across East London.



#### A WORD FROM THE OWNER...

We moved to e17 in 2012, newly wed and in need of some solid roots, we did the 'Hackney hop' and resettled in Walthamstow.

Fast forward a year and with a baby on the way we were delighted to move in to 31 Gaywood Rd, a house which literally hugs you on arrival. It was such a relief to move to a street with such a wonderful community feel and lovely neighbours.

The location of Gaywood Rd, speaks for itself, with the William Morris gallery and Lloyd Park literally on your doorstep, you'll be spoilt for choice for things to do: The Saturday market, Soho theatre, Walthamstow Trades Hall, The Rose & Crown, the bustle of Hoe street with a 10-min walk to Walthamstow Central and the village; not to mention you'll be in the catchment areas for some very well sort after primary and secondary schools. So yes the location is pretty special!

We've loved our time on Gaywood Rd and consider ourselves extremely lucky, watching our son happily grow up through nursery to secondary school. We're not moving far, such is our fondness for the borough and we hope you have the opportunity to enjoy life on this street as much as we have.

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