



Reception
11'11" x 15'8"

Reception
9'11" x 11'9"

WC

Kitchen/Diner
14'11" x 20'10"

Bedroom
15'11" x 15'7"

Bedroom
10'0" x 12'4"

Utility

Bathroom
6'3" x 11'1"

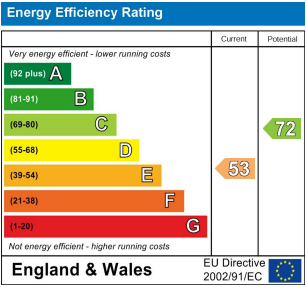
Bedroom
10'0" x 12'8"

Bedroom
10'2" x 18'9"

Ensuite

Bedroom
7'10" x 11'6"

Garden
17'0" x 28'2"



HOWARD ROAD, WALTHAMSTOW

Offers In Excess Of £1,400,000 Freehold

5 Bed House - Mid Terrace



Features:

- Five Bedrooms
- Victorian Terraced House
- Arranged Over Three Floors
- Beautifully Presented Throughout
- Extended Kitchen Diner
- Landscaped Garden
- Utility Room
- Two Bathrooms and WC on Ground Floor
- Close to Walthamstow Central Station
- Walking Distance to Walthamstow Village

Arranged over three floors, this striking five-bedroom home enjoys a prime location in one of the area's most coveted neighbourhoods, on the border of Walthamstow Village, just a short hop from Lloyd Park. Despite the vibrant surroundings and excellent transport connections, Howard Road remains a peaceful one-way street, offering the perfect blend of convenience and tranquillity.

Spanning 1876 square feet, the beautifully finished home boasts generous amounts of living space, with an artfully extended kitchen-diner at the rear, as well as two bathrooms, a WC, and a secluded garden.

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IF YOU LIVED HERE...

Behind the timeless frontage, you'll find a beautifully finished five-bedroom home where original charm and contemporary design sit comfortably together across 1,876 square feet.

At the front of the property, the spacious double reception room has been designed in immaculate style, featuring a calming palette, bespoke carpentry, a striking mantelpiece, wooden floors and bespoke shutters that enhance the natural light. Beyond the convenient understairs storage, along with a well-placed WC, lies the impressive kitchen-diner, undoubtedly the heart of the home. This fantastic space is flooded with natural light thanks to generous skylights and huge glazed doors, and is fitted with stylish units, sleek worktops, a central island and a double oven. From here, those generous doors open directly onto a beautifully maintained garden, complete with a raised decked patio, bespoke planters and plenty of foliage to bring a real air of seclusion.

Upstairs on the first floor, you'll find three immaculately finished bedrooms, one with clever built-in storage, along with a stylish family bathroom and a useful utility room. Every bedroom benefits from air conditioning, a particularly welcome feature in a home of this age and style.

The loft has been converted to create a spacious master bedroom with ensuite, alongside a further bedroom, giving you five bedrooms in total and plenty of flexibility for family life, guests or working from home. The two loft bedrooms also benefit from air conditioning.

Beyond, you'll find an abundance of nearby green spaces, from Fellowship Square right at the bottom of your road, to Lloyd Park, Hollow Ponds and Walthamstow Wetlands.

When it comes to eateries, there are heaps of established favourites in the areas around Hoe Street and Orford Road in Walthamstow Village; Tonkotsu, Yard Sale Pizza, Sodo and Shri Lakshmi in the former, and Peeld, Proud Mary Pizza, Orford's Fish & Chips and Ruff's Bistro in the latter, but new arrivals to the scene ensure a steady buzz and feeling of energy.

Walthamstow Central tube is mere minutes away, meaning you can hop on the Victoria line or Weaver Overground and be in the West End or City in less than 45 mins door to door.

WHAT ELSE?

- Soho Theatre Walthamstow, the 1,000-seat performance venue, is just minutes from your front door. This vibrant space hosts an exciting mix of theatre, comedy, music, and live events, bringing top-quality entertainment right to your neighbourhood. You can also enjoy some excellent entertainment at the wonderfully eclectic Trades Hall, a favoured spot for renowned comedians to perform warm-up sets. Ye Olde Rose & Crown also puts on some excellent shows, including annual pantos. Both venues are about few mins on foot.

- East of Eden is just a hop away, offering yoga and pilates in peaceful surroundings, while the Waltham Forest Feel Good Centre is a short walk in the other direction,



A WORD FROM THE OWNER...

"When we first moved in, it was just the two of us, and over the years, this home has been the backdrop to growing our family.

We were initially drawn to the thoughtful 2019 renovation—the quality design choices and clever storage made an immediate impression. Since moving in, we've added a few of our own refinements, including installing air conditioning and updating both the garden and front of the house to bring everything together.

The space has been fantastic for family life and hosting. We've celebrated countless birthday parties here, and having recently completed the garden, summer barbecues have become a new favorite routine.

Beyond the front door, the hilltop neighborhood is warm, welcoming, and filled with incredibly supportive neighbors. The location strikes a great balance: it's conveniently close to the tube without feeling right on top of it. Daily errands are effortless, with local grocery stores, popular spots like The Bell, and the green open spaces of Lloyd Park all within easy reach.

It has been a wonderful place to build our lives, and we hope the next owners love living here as much as we have."

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