

## SOMERS ROAD, WALTHAMSTOW

Offers In Excess Of £1,100,000 Freehold  
4 Bed House - Mid Terrace



### Features:

- Four Bedrooms
- Victorian Terraced House
- Beautifully Presented Throughout
- Arranged Over Three Floors
- Extended Kitchen Diner
- Secluded Rear Garden
- Large First Floor Bathroom
- Utility Room
- Close to Walthamstow Central Station
- Walking Distance to St James's Street

A four-bedroom Victorian terraced home, impeccably presented throughout and arranged across three floors, offering generous living space and a superb extended kitchen diner that opens onto a secluded rear garden. The layout balances family accommodation with practical additions including a dedicated utility room and a large first floor bathroom. Combining period character with well-considered interiors, the house provides a welcoming and well composed setting for modern living, all within easy reach of Walthamstow Central Station and within walking distance of St James's Street.

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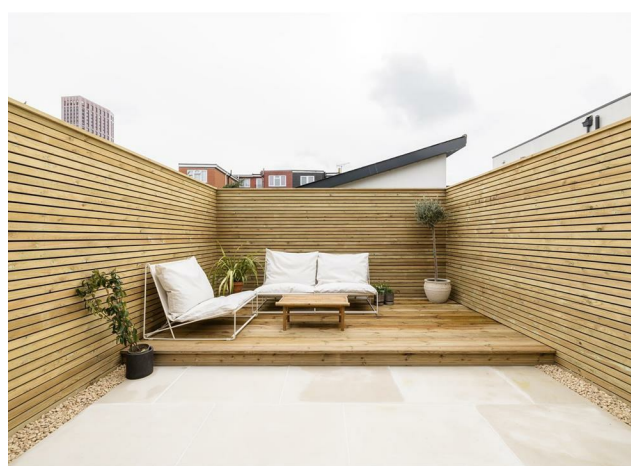
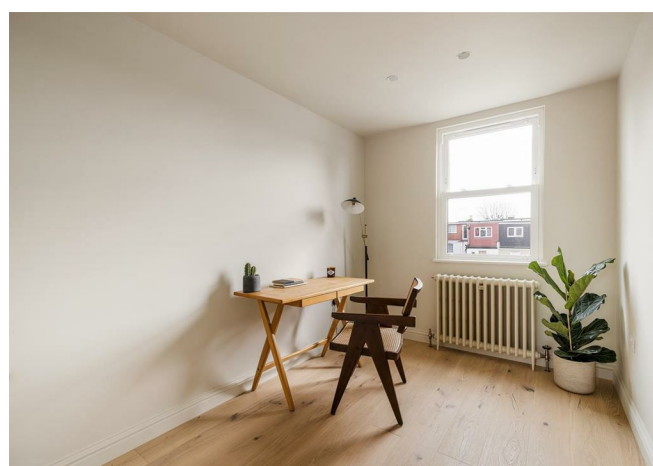
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#### IF YOU LIVED HERE...

Behind its handsome Victorian façade of warm London stock brick and a distinctive bay window, this carefully reimagined home is introduced through crisp architectural detailing, where an ornate archway leads to a recessed front door and a sense of arrival.

A softly toned hallway introduces the interior, where a calm palette and oak timber flooring establish a consistent design language throughout the home. The reception room is centred around a graceful bay window, drawing daylight across the space and highlighting a classic ceiling rose overhead that nods to the building's heritage. Just beyond, a neatly arranged utility room and a discreet ground floor WC provide everyday practicality before the house opens out to the kitchen and dining room.

To the rear, the kitchen and dining space forms a beautifully composed living area designed for gathering and entertaining. Skylights above wash the room with daylight while expansive glazed doors open directly to the garden. A substantial island with stone worktops and warm brass detailing anchors the kitchen, framed by refined cabinetry and softly textured lime wash painted walls that bring a tactile quality to the room. Comfort is equally considered here, with underfloor heating running throughout the ground floor and bathrooms, while the property's heating system is supplied by an efficient Air Source Heat Pump, reducing energy costs and lowering carbon emissions.

Outside, pale stone paving leads to a raised timber terrace that creates a natural seating area, offering an easy transition between interior living and outdoor relaxation. Bedrooms are arranged across the upper floors, each finished with the same light timber flooring and gentle neutral tones. A particularly generous front bedroom enjoys the character of a bay window accompanied by an additional window that draws further daylight into the room, while the bathroom pairs marble flooring and micro-cement plastered walls with a freestanding bath beneath the window and a separate walk-in shower. The top floor provides two further bedrooms illuminated by skylights alongside a shower room finished in the same calm, cohesive style.

The surrounding neighbourhood offers an excellent range of independent spots and cultural destinations. Curious Goat is a much-loved café known for its carefully roasted coffee, while CRATE brings together craft beer, street food traders and creative studios inside a former industrial warehouse. Nearby, Soho Theatre hosts comedy, theatre and performance in a beautifully restored venue, while Lloyd Park provides expansive green space alongside the William Morris Gallery, a weekend market, two cafés and a rejuvenated playground. Families are also well served by highly regarded schools, including Mission Grove Primary just six minutes away.

#### WHAT ELSE?

Walthamstow Central Station is a 10-minute walk for the Victoria line and Overground services into central London. St James Street Station is 9 minutes on foot for regular trains to Liverpool Street, while Walthamstow Queens Road Station is an 11-minute walk for Overground connections across East London.



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

"I've lovingly renovated the house into a serene and calming space, creating a home that feels both welcoming and restful the moment you walk through the door. Balancing character and warmth with a sense of light and simplicity, I wanted to make a home that's equally suited to quiet evenings as it is to hosting friends and family in the large open-plan kitchen. The upgraded heating system of an air source heat pump and underfloor heating, felt like a big win, bringing energy saving benefits as well as ambient temperatures and toasty feet.

Somers Road is a wonderfully peaceful street, yet perfectly positioned to enjoy the very best of central Walthamstow. Everything you need is within easy reach — from the charm of Walthamstow Village to the green open spaces of Lloyd Park. You're also just moments from the new Soho Theatre Walthamstow and the independent breweries and makers along Blackhorse Mile. With both Walthamstow Central Station and St James Street Station nearby, getting around London is quick and convenient. I hope this home will continue to bring much joy to its new owners."

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**Reception Room**  
10'8" x 19'0"

**Bedroom**  
13'11" x 11'1"

**Utility Room**  
7'10" x 4'11"

**Shower Room**  
8'2" x 6'4"

**WC**

**Bedroom**  
7'4" x 10'4"

**Kitchen/Diner**  
12'6" x 23'0"

**Bedroom**  
13'5" x 10'2"

**Bathroom**  
8'7" x 10'8"

**Eaves Storage**

**Bedroom**  
8'8" x 10'8"

**Garden**  
approx. 13'1" x 15'8"



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