

ACACIA ROAD, WALTHAMSTOW
Offers In Excess Of £750,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Victorian Terrace
- Laid Out Over Three Floors
- Beautifully Presented
- Lovely South Facing Garden
- Two Bathrooms
- 1008 sqft

This beautifully presented three bedroom Victorian terrace is arranged over three floors, with characterful interiors, two bathrooms and a lovely south-facing garden. Set in a well-connected Walthamstow pocket, you're within easy reach of the neighbourhood's excellent independent food, drink and cultural spots, as well as plenty of green space.

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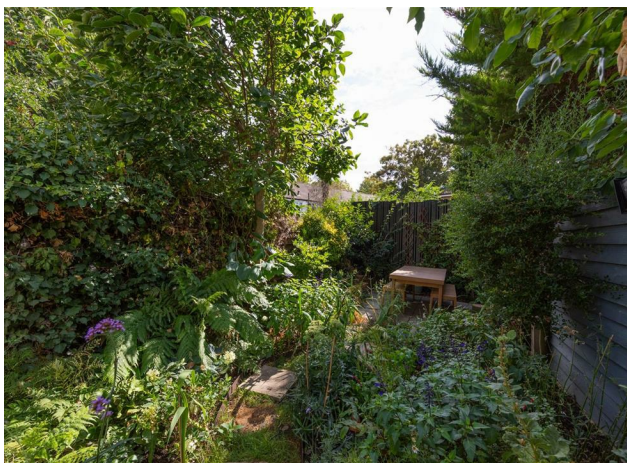
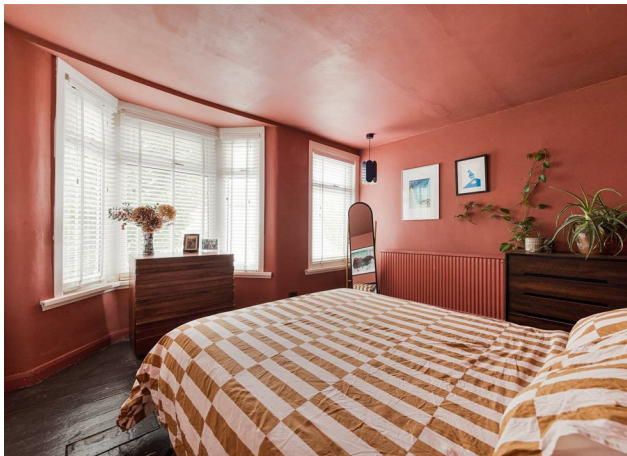
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IF YOU LIVED HERE..

The ground floor has a wonderfully individual feel, beginning with a long reception room where warm timber flooring meets deep blue walls, built-in shelving and cabinetry, and a bay window bringing in plenty of natural light. There's ample room to create distinct lounging and dining areas, while the colour and detailing give the space plenty of personality. Beyond, the separate kitchen takes a bolder turn with rich green walls, grey cabinetry, timber worktops and open shelving. The family bathroom sits beyond the kitchen, with a bath and shower above.

On the first floor are two bedrooms. The larger front room makes the most of its bay window and is finished in warm terracotta tones, while the second bedroom overlooks the rear and continues the thoughtful use of colour seen throughout the house. Head up once more and the top floor is given over to a further bedroom, with roof windows, extensive built-in storage and useful eaves storage. A separate shower room on this level brings the total to two bathrooms and makes the three-storey arrangement especially practical.

Outside, the south-facing rear garden extends to around 10 metres and feels wonderfully established, with mature planting creating plenty of greenery around a paved seating area. At approximately 1,008 sq ft excluding the eaves storage, the house combines a practical layout with interiors that feel personal, warm and full of character.

WHAT ELSE?

Walthamstow Central is within easy reach for Victoria line and Overground services, as well as 17&Central, Forest Cinema and the restaurants, cafés and shops around Hoe Street. You'll find plenty of local favourites nearby, including Soho Theatre Walthamstow, Tonkotsu and The Collab, with Walthamstow Village and Orford Road also within easy reach. For time outdoors, Lloyd Park offers wide green spaces and is home to the William Morris Gallery, while Walthamstow Wetlands provides an altogether wilder escape a little further west.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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Reception Room
24'0" x 10'8"

Kitchen
8'7" x 7'8"

Bathroom
8'3" x 5'1"

Bedroom
11'5" x 8'10"



Bedroom
13'10" x 12'3"

Bedroom
13'5" x 11'10"

Eaves Storage

Shower Room
7'3" x 4'7"

Garden
32'9"



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