



**34 Macdonald Road,  
Walthamstow**

**Guide Price £600,000  
Freehold**





# 34 Macdonald Road, Walthamstow

248 Hoe Street, Walthamstow, London,  
E17 3AX

020 8521 1122  
www.kings-group.net

- Chain Free
- Extended
- Easy Access to Epping Forest
- Catchment Area for local Schools
- Short Walking Distance to Wood Street Station
- Spacious Through Lounge/Reception

Nestled on the charming Macdonald Road in Walthamstow, this delightful chain-free house presents an excellent opportunity for families and professionals alike. Boasting four well-proportioned bedrooms, this property offers ample space for comfortable living. The spacious through lounge/reception area is perfect for entertaining guests or enjoying family time, creating a warm and inviting atmosphere.

The house features two modern bathrooms, ensuring convenience for all residents. A notable highlight is the loft conversion, which adds valuable living space and versatility to the home, making it ideal for a home office, playroom, or additional guest accommodation.

Location is key, and this property does not disappoint. It is within walking distance to Wood Street Station, providing easy access to central London and beyond. For those who appreciate the great outdoors, Epping Forest is just a stone's throw away, offering a beautiful natural retreat for leisurely walks, cycling, and picnics.

This property is a rare find in a vibrant area, combining spacious living with excellent transport links and proximity to green spaces. Whether you are looking to settle down or invest, this house on Macdonald Road is a fantastic choice that promises a comfortable and enjoyable lifestyle.

## Locality:

Macdonald Road is a residential street in Walthamstow, located within the London Borough of Waltham Forest. It's close to Wood Street Overground Station and Walthamstow Central, offering strong transport links to central London.

Residents benefit from nearby amenities such as cafés, shops, green spaces like Lloyd Park, and cultural attractions including the Vestry House Museum.

Nearby primary schools include Thorpe Hall Primary School (Good, 300m away), The Woodside Primary Academy (Outstanding, 500m away), and Our Lady and St George's Catholic Primary School (Good, 700m away). For secondary education, Frederick Bremer School (Good) is just around the corner, offering coeducational learning for ages 11–16. Walthamstow Academy, located about 1.2 km away, serves students aged 11–18 and includes a sixth form.

Macdonald Road combines suburban charm with urban convenience, making it a popular choice for families and professionals.

Tenure & Council Tax  
Tenure: Freehold  
Council Tax Band: C  
Annual Council Tax Estimate: £2,025 pa  
Flood Risk: Rivers & Sea - Very Low , Surface Water- Very Low

## Hallway 2'11" x 10'9" (0.89 x 3.29)

Single glazed door to front aspect, coved ceiling, double gas heated radiator, laminate flooring and smoke alarm.

## Reception 10'7">10'2" x 21'11" (3.24>3.11 x 6.70)

Double glazed windows to front and rear aspect, coved ceiling, double radiator, laminate flooring, power points and TV aerial point.

## Kitchen 8'1" x 10'4" (2.47 x 3.15)

Double glazed window to rear aspect, tiled flooring and walls with tiled splash backs, integrated cooker with gas oven and hob, extractor fan, sink with drainer unit, plumbing for washing machine and dryer, space for fridge freezer, double glazed door leading to garden and power points.

## First Floor Landing 4'11">2'4" x 12'1" (1.50>0.73 x 3.70)

Double radiator, carpeted flooring and power points.

## First Floor Bathroom 7'4" x 9'10" (2.24 x 3.00)

Double glazed window to rear aspect, double radiator, vinyl flooring, extractor fan, corner bath with mixer tap and shower attachment, shower cubicle with electric shower, hand wash basin with mixer tap and vanity under, low level flush w/c.

## Bedroom One 12'5">10'6" x 11'6" (3.81>3.21 x 3.53)

Double glazed bay window to front aspect, coved ceiling, carpeted flooring, build in wardrobe and power points.

## Bedroom Two 11'8" x 7'11">6'7" (3.57 x 2.43>2.01)

Double glazed window to rear aspect, double radiator, coved ceiling, carpeted flooring, build in wardrobes and power points.

## Second Floor Landing 5'0" x 5'7" (1.53 x 1.71)

Carpeted flooring and skylight.

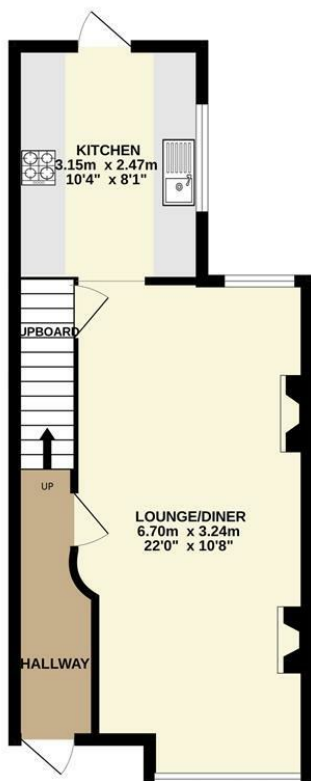
## Bedroom Three 11'7" x 12'9" (3.54 x 3.90)

Carpeted flooring, skylights, double radiator, spotlights and power points.

## Bedroom Four 7'8" x 10'10" (2.36 x 3.32)

Double glazed window to rear aspect, carpeted flooring, and power points.

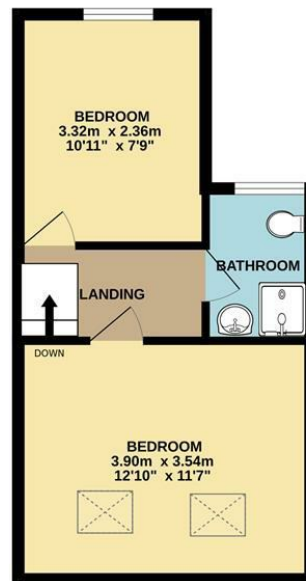
GROUND FLOOR



1ST FLOOR



2ND FLOOR

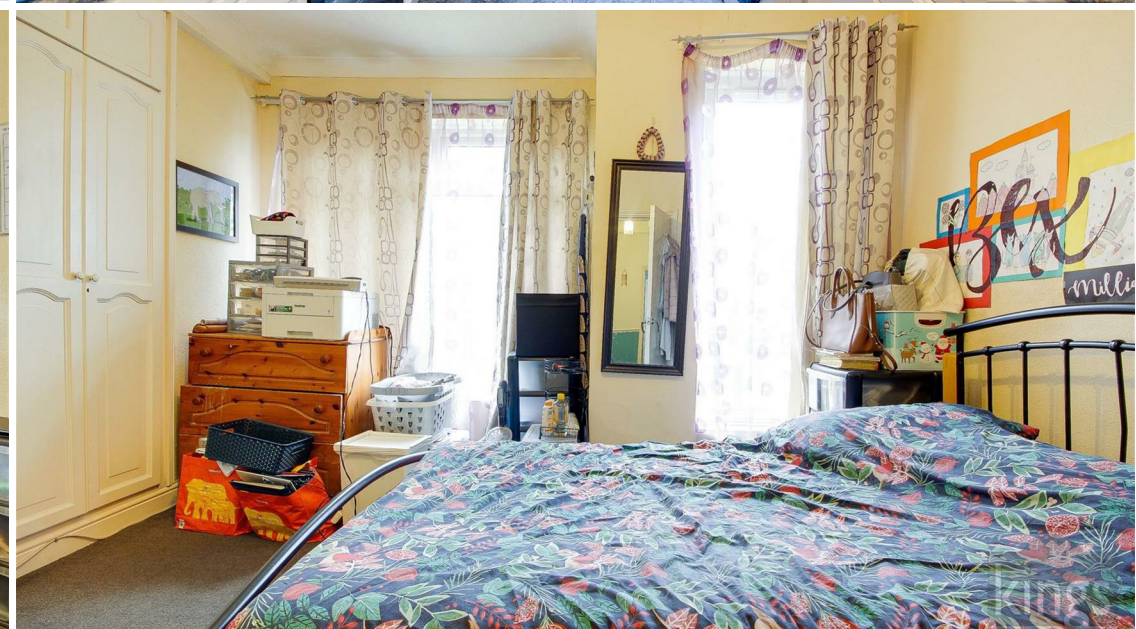


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
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