



GAYWOOD ROAD, WALTHAMSTOW  
Offers In Excess Of £775,000 Freehold  
3 Bed House



Features:

- End of Terrace
- Three Double Bedrooms
- No Chain
- First Floor Bathroom
- Beautifully Presented
- Central Walthamstow Location
- Potential to Extend Subject to Planning Permission

This end-of-terrace house offers three double bedrooms and a layout that flows naturally from room to room, along with the added advantage of no onward chain. Presented in great condition throughout, the home includes a first-floor bathroom, downstairs WC and well-proportioned rooms that suit modern day-to-day living. Set in a central Walthamstow location, it's well placed for shops, transport links and the area's many independent favourites, making it a convenient base for anyone looking to settle into the neighbourhood with ease.

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### IF YOU LIVED HERE...

Stepping inside, you're welcomed into a smart entrance hall that leads through to the main living areas, with a neatly arranged WC beneath the staircase for everyday convenience. The reception room stretches from front to back and has a lovely, easy rhythm to it, making it just as suited to relaxed evenings as it is to hosting friends. The front window draws in natural light, while the rear offers a more settled corner that works nicely as a reading nook or quiet retreat. From here, the kitchen continues the natural flow of the home, long in shape and opening into a dining area, with windows and a door connecting straight out to the garden. There's exciting potential to extend into the side return and open the room further, subject to planning, creating a generous kitchen and dining hub where inside and outside blend effortlessly.

Beyond, the garden offers a combination of patio and lawn, providing a practical starting point with clear potential to shape into something special. The shed offers storage and the opportunity for a home office or studio, subject to the usual consents.

Upstairs, the landing leads to three well-proportioned double bedrooms, all offering comfortable layouts that are easy to personalise, along with further scope to explore a loft conversion if desired, subject to permissions. The main bedroom enjoys generous proportions and can accommodate a super king size bed, while the remaining rooms are equally flexible and well balanced accommodating double beds. The bathroom completes the floor with a fresh, contemporary finish, where clean-lined tiling,

patterned flooring and a bath with rain shower overhead come together in a setting that feels both practical and carefully considered. Just moments from your front door, Lloyd Park feels like a natural extension of daily life, with its leafy paths, the William Morris Gallery, two cafés, playground and a popular weekend market bringing energy to the area. For lazy mornings and long catch-ups there's Bühler & Co nearby, while The Bell is a reliable choice for relaxed evenings and good food. A stroll leads to Walthamstow Village, known for cobbled streets, independent boutiques, Berns & the Beans and The Castle, alongside a buzz that balances village warmth with a quietly contemporary feel. Culture lovers will appreciate the Soho Theatre Walthamstow close by, and families are well served by excellent schooling in close proximity, including the highly regarded Green Leaf Primary School and Winns Primary School just nine minutes away.

### WHAT ELSE?

For getting around, Walthamstow Central Station is around a ten-minute walk away, offering quick access across London via the Victoria line and Overground services. Walthamstow Queens Road Station sits a little further on and provides a useful alternative for Overground connections, making travel into and out of the city straightforward and well connected.



### A WORD FROM THE OWNER...

"There has been so much change across Walthamstow since we first moved here but Gaywood Road retains a close neighbourhood feel. We have an active WhatsApp group and casual meet ups in the summer and at Christmas. We remember when mini-holland came in and the road changed to a no through road which made such a difference. With Lloyd Park on our doorstep with the William Morris Gallery and the Saturday farmers' market, the Feel Good Centre walking distance away and now Soho Walthamstow opened up on the walk from the tube/overground there is always something going on which we will definitely miss. Having the choice of Sodo Pizza and Yardsale Pizza on your doorstep alongside Clapton Craft is dangerous and we have loved making use of all the great international supermarkets between our home and the tube/overground - you really can find any ingredient you may need for cooking up a storm at home!"

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**Reception Room**

9'10" x 21'3"

**WC**

**Kitchen**

8'11" x 21'1"

**Bedroom**

14'2" x 9'1"

**Bathroom**

8'8" x 4'8"

**Bedroom**

9'0" x 8'0"

**Bedroom**

8'11" x 10'2"

**Garden**

27'10" x 15'5"

**Shed**

9'10" x 5'11"



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