

Total Area: 85.8 m² ... 923 ft²  
All measurements are approximate and for display purposes only

Reception Room  
16'7" x 12'4"

Kitchen/Diner  
13'6" x 13'1"

Study  
9'10" x 6'8"

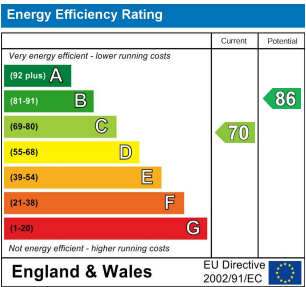
Bedroom  
8'4" x 6'4"

Bedroom  
13'10" x 10'0"

Bedroom  
13'0" x 8'11"

Bathroom  
7'5" x 6'6"

Garden  
4'11"



ORFORD ROAD, WALTHAMSTOW  
Offers In Excess Of £975,000 Freehold  
3 Bed House



Features:

- Three Bedrooms
- Heart Of Walthamstow Village Location
- Well Presented
- Secluded Private Garden
- Short Walk to Walthamstow Central Station
- Suitable for Loft Conversion or Extension (STPP)

Located at the heart of the highly desirable Walthamstow Village, this three-bedroom home offers an unbeatable lifestyle proposition. All the local amenities are on your doorstep, whilst the property itself is an oasis of calm with a strong sense of privacy. The layout is thoughtfully arranged for everyday living, complemented by a secluded garden that provides a peaceful outdoor escape.

Walthamstow Central underground and overground station is a quick seven minute walk away. From there, you're the smoothest of shuttles away from Oxford Circus or Liverpool Street. Just a twenty minute journey for the West End and the City.

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#### IF YOU LIVED HERE...

The frontage presents a characterful first impression, with attractive brickwork and a distinctive front door that stands out along the street. Mature planting softens the elevation and provides privacy, giving the house a well-established feel, while the proportions and detailing sit comfortably among neighbouring homes.

Inside, the front door opens straight into the light and spacious reception room, a welcoming setting with a pleasing sense of depth. The bay window forms an elegant feature, while the room itself accommodates relaxed seating, with understairs storage neatly tucked away and the staircase rising naturally from the space. A gentle flow carries through towards the rear of the house.

The kitchen and dining room sits to the back of the property and has a relaxed, sociable atmosphere. Cooking and dining sit easily alongside one another, while wide windows and glazed doors draw the garden into view. It's a place that invites time at the table, working well for everyday meals and larger gatherings. Just off here, a separate study offers a useful additional room, well suited to working from home or as a quiet retreat, with a wide window providing a pleasant outlook. Outside, the south-facing garden feels private and settled, framed by established planting, with a mix of paved and planted areas lending itself to outdoor dining or relaxed afternoons.

Upstairs, the landing feels simple and welcoming, with painted floorboards and a sense of flow between rooms. The bedrooms each offer their own character, from the main bedroom with leafy outlook over the secluded rear garden, to a second double and a flexible third room suited to a range of uses. Completing the floor, the bathroom has a contemporary feel, featuring a bath with an overhead shower, bold tiling and a frosted glass window that keeps the room fresh, private and well considered. Additionally, there is opportunity for loft conversion or extension, subject to planning permission.

Set in the heart of Walthamstow Village, the surrounding streets are known for their independent boutiques and distinct local character. Local favourites such as Berns & the Beans provide a relaxed spot for coffee and brunch, while The Castle is a well-loved pub at the centre of village life, known for its welcoming atmosphere and lively garden. A short walk away, Gods Own Junkyard brings a burst of colour and creativity, with glowing neon, food trucks and craft beer adding to the area's cultural mix. Wood Street Indoor Market offers a blend of traditional traders and independent stalls, while the Soho Theatre provides a regular programme of performances. Lloyd Park is also within easy reach, offering open green space for walks and time outdoors.

#### WHAT ELSE?

Walthamstow Central Station is a short 7-minute walk away, offering fast connections across London via the Victoria line and Overground services, including the Weaver



#### 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 ASSISANT BRANCH MANAGER

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