

## FOREST VIEW ROAD, WALTHAMSTOW

### Offers In Excess Of £850,000 Freehold 4 Bed House - Semi-Detached



#### Features:

- Four Bedrooms
- Semi Detached House
- Arranged Over Three Floors
- Immaculately Presented
- Large Secluded Rear Garden
- Garage and Driveway
- Spacious Kitchen Diner
- Close to Epping Forest

This impressive four bedroom semi detached house is set on a quiet residential street close to Epping Forest, arranged over three floors and offering generous proportions, a large secluded rear garden, and the everyday ease of a garage, driveway and electric vehicle charging point. You've got the greenery of the forest close by, while Wood Street and Highams Park are both within easy reach, so there is plenty nearby when it comes to cafés, shops and places to settle into over time. It's also well placed for families, with Woodside Primary Academy and Selwyn Primary School, both currently rated Outstanding by Ofsted, within the wider vicinity.

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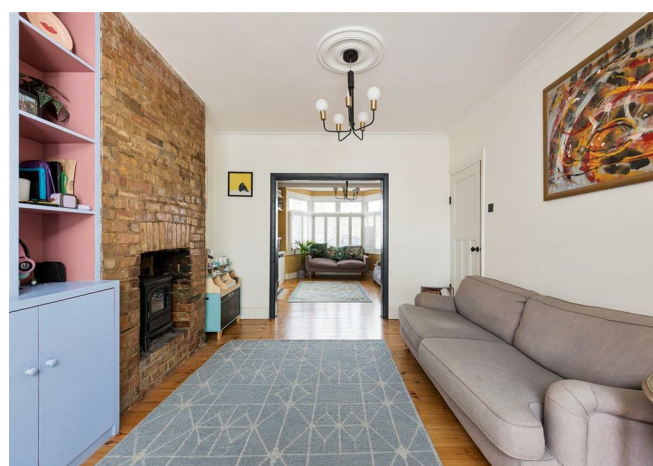
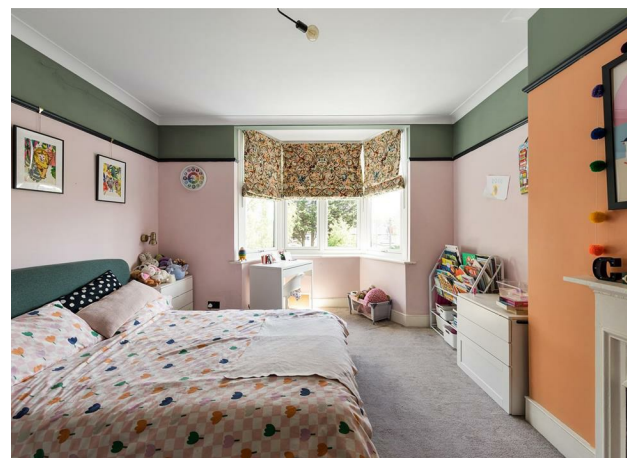
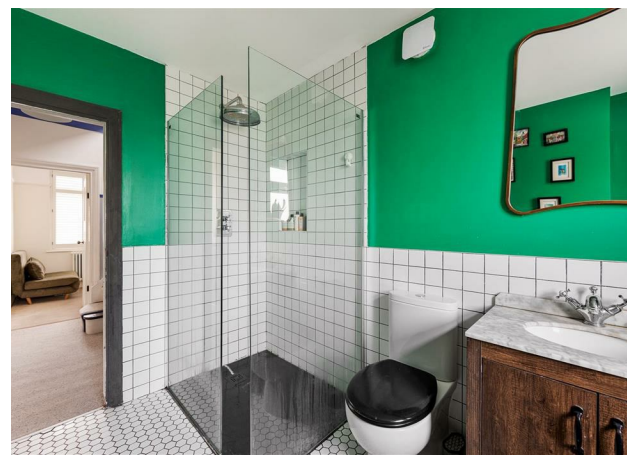
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**IF YOU LIVED HERE.....**

Step through the front door and into a broad hallway, where the ground floor unfolds with a lovely sense of balance and flexibility. At the front, the first reception room is beautifully bright, with a large bay window and fireplace that bring warmth and character to the room. A second reception sits just behind it, creating valuable extra living space for quieter evenings, family time or working from home. To the rear, the spacious kitchen diner stretches across the back of the house, with a skylight overhead and coloured cabinetry bringing both light and personality. There is plenty of room here to cook, eat and gather, with doors opening directly onto the garden. There is also a ground floor WC, a separate play room tucked off the kitchen, and the added practicality of the garage alongside.

Upstairs, you'll find three bedrooms along with the main bathroom. The two double bedrooms are nicely balanced, each with its own fireplace, while the third, smaller room would work beautifully as a child's bedroom or a home office. The bathroom feels especially well considered too, with a walk in shower and roll top bath giving it a calmer, more restful feel.

The top floor is given over to a further bedroom, creating a lovely sense of separation and privacy, along with useful eaves storage running alongside. Altogether, the house feels immaculately presented and thoughtfully arranged, with a layout that gives you real flexibility as life shifts and grows.

**WHAT ELSE?**

- Rattle and Rowe is around a ten minute walk away for an easy coffee run, while Wood Street is just a little further on, with the Indoor Market, Clapton Craft and Chocolate all adding to its everyday appeal.
- Highams Park is also within easy reach, giving you another well loved local pocket to enjoy, with spots including Vino Tap, The Stag & Lantern Micropub and Melting Pot Bistro.
- Epping Forest is close by for long walks and weekend resets, and you're also well placed for the open space around Highams Park, with regular rail links from Highams Park Station for straightforward journeys into Liverpool Street.



**A WORD FROM THE OWNERS....**

"We've loved bringing this house to life and have invested in key details to suit a young family — it's a house that really works day to day. The built-in storage under stairs, in living areas and master bedroom has been a game changer for keeping things organised, and having a separate toy room has meant the children have their own space to play while we can still enjoy a calm, clutter-free living area.

The garden has been one of our favourite parts of living here. It's a generous, private space where the kids can run around freely, and it's been perfect for everything from relaxed weekend mornings to hosting friends in the summer.

Location-wise, it's been ideal for us as a young family. There are some fantastic local schools nearby, and we've loved being able to walk to the fountains, leisure centre and multiple coffee shops on Wood St. At the same time, having Highams Park Lake within easy reach has given us the best of both worlds — a quick escape into nature whenever we need it.

It's a home that's given us space, flexibility and a real sense of community — something we'll truly miss."

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**Reception Room**  
15'7" x 12'7"

**Reception Room**  
12'2" x 11'1"

**WC**

**Play Room**  
8'6" x 7'3"

**Kitchen/ Diner**  
25'6" x 17'9"

**Bedroom**  
8'1" x 6'3"

**Bedroom**  
15'7" x 12'4"

**Bedroom**  
14'9" x 11'11"

**Bathroom**  
10'8" x 6'7"

**Bedroom**  
15'10" x 11'10"

**Eaves Storage**  
17'5" x 3'9"

**Garden**  
75'5"

**Garage**  
15'9" x 6'11"



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