



Reception Room  
11'8" x 23'3"

WC

Kitchen / Diner  
14'2" x 15'5"

Storage

Bedroom  
14'4" x 10'6"

Bedroom  
9'1" x 10'8"

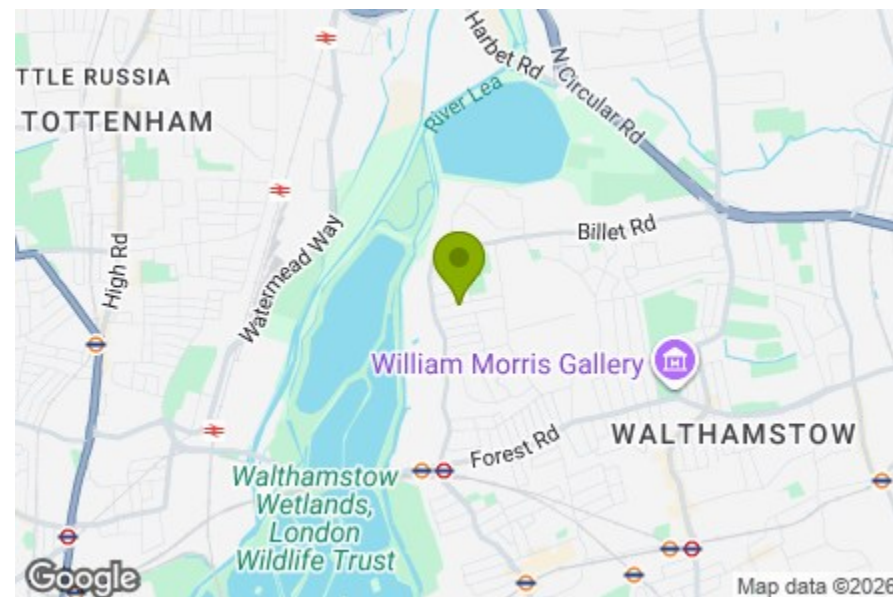
Bathroom  
7'7" x 9'11"

Garden  
45'11" x 15'8"

Bedroom  
12'8" x 9'6"

Ensuite  
8'7" x 5'11"

Bedroom  
8'2" x 8'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## GLOUCESTER ROAD, WALTHAMSTOW

Offers In Excess Of £885,000 Freehold  
4 Bed House - End Terrace



### Features:

- Four double bedrooms
- Victorian end of terrace
- Blackhorse Road location
- Spacious first floor bathroom
- 45ft Rear Garden
- South Facing Garden

A characterful Victorian end-of-terrace in a brilliant Blackhorse Road location, this four-bedroom home pairs period charm with a thoughtful three-storey layout, a south-facing 45ft rear garden and the ease of a full extension and refurbishment already in place.

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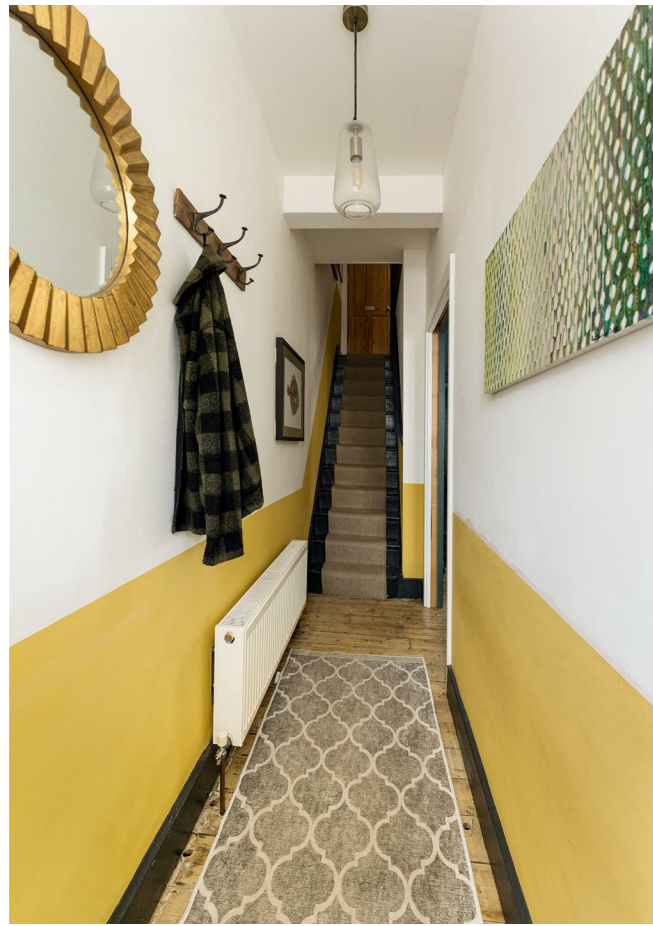
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IF YOU LIVED HERE...

Step inside and the reception room immediately sets a warm tone, with a bay window, fireplace, wooden flooring and deep, considered colours giving the space real personality. To the rear, the home opens out into a beautifully extended kitchen/diner, where sleek dark cabinetry, skylights, an island and full-height glazing draw in the light and create a natural connection to the garden.

The first floor is home to two bedrooms, including a generous double overlooking the garden, along with a spacious bathroom complete with both a bath and separate shower. Up on the second floor, two further bedrooms provide excellent flexibility, with the principal room enjoying its own

ensuite, making the layout well suited to growing families or visiting guests.

Outside, the 45ft south-facing garden is a real highlight, with a decked seating area, lawn, mature planting and a lovely sense of privacy. It is easy to imagine this becoming a favourite spot through the warmer months.

WHAT ELSE?

- Blackhorse Road station is within easy reach, with Victoria line and Overground connections making journeys into central London simple and reliable.
- The Blackhorse Beer Mile is close by, with local favourites including Big Penny Social, Signature Brew and Exale Brewing.
- Walthamstow Wetlands is nearby for peaceful walks, wide open skies and a welcome dose of green space.



WORD FROM THE OWNER...

"We have been incredibly lucky to call Gloucester Road our home for the past 9 years. We've seen the area and community thrive and it has been a privilege to live in such a friendly, welcoming and fun part of Walthamstow. You couldn't ask for a better location with green spaces from either end of our road, playgrounds, wetlands and marshes. Within a few minutes walk we can grab coffees, fresh bread and pastries, pop to local shops and the Post Office. We're right in all the fun of the Blackhorse Beer Mile and an easy walk to Lloyd Park. Blackhorse Road station is only a 10 minute walk (or short bus on rainy days!) away with access to the Victoria Line and Overground. And, for days when we want to stay at home, our sunny garden has been an extension our living space. We've made so many happy memories as a family here and it's with a real heavy heart that we'll say goodbye."

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