



Total Area: 78.4 m<sup>2</sup> ... 844 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Reception Room  
12'3" x 11'4"

Kitchen/Diner

WC

Bedroom  
14'9" x 10'7"

Bedroom  
11'5" x 8'8"

Bathroom  
8'0" x 5'8"

Garden  
22'11"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	83
(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	



## KING EDWARD ROAD, WALTHAMSTOW Offers In Excess Of £765,000 Freehold 2 Bed House



### Features:

- Two Bedrooms
- Victorian Terraced House
- Beautifully Presented
- Extended Kitchen Diner
- Secluded Rear Garden
- Easy Access to Walthamstow Wetlands
- Walking Distance to Blackhorse Road Station

A beautifully presented two-bedroom house set on a quiet residential street in Walthamstow, just a short walk from Blackhorse Road Station and Walthamstow Wetlands. Thoughtfully renovated and extended, this is a home that balances period character with modern living, with a generous extended kitchen diner at its heart and a welcoming sense of community on the road.

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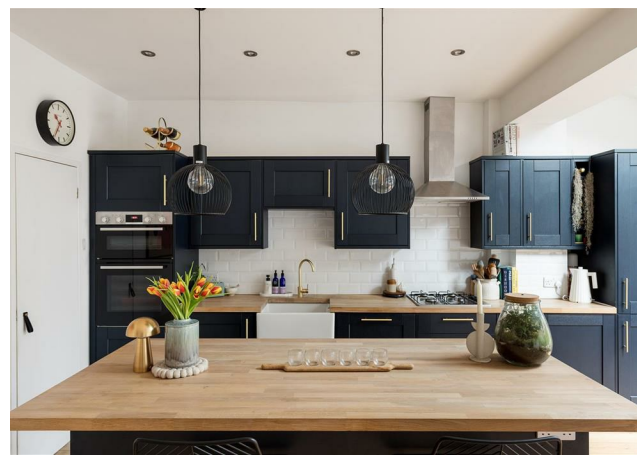
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#### IF YOU LIVED HERE...

You would step through the front door and into a calm, welcoming home with a natural flow from front to back. The reception room is a bright and comfortable space, with its bay window drawing in soft light and considered finishes creating an easy place to unwind. Pale timber flooring runs underfoot, adding warmth and continuity as you move through the ground floor.

To the rear, the ground floor extension opens up into a generous kitchen diner designed with everyday living in mind. Deep blue cabinetry, a Belfast sink and integrated appliances sit alongside a large central island that becomes the natural gathering point, whether for morning coffee or long dinners with friends. Overhead skylights and wide glazed doors draw in plenty of daylight and connect seamlessly to the garden, extending the living space outdoors in warmer months. A convenient ground floor WC is neatly tucked away off the hallway.

Upstairs, two well-proportioned bedrooms are laid out across the

first floor. The principal bedroom spans the width of the house, offering ample space for wardrobes and additional storage, while the second bedroom enjoys a leafy outlook over the garden below. A family bathroom sits centrally, finished in a clean, timeless style. Outside, the garden feels pleasantly private, with a mix of patio and planting and enough space to dine, potter and enjoy the changing seasons.

#### WHAT ELSE?

A short walk to Blackhorse Road Station for the Victoria line and Overground, offering swift access into the City and across East London

Easy access to the wide-open spaces, walking trails and waterways of Walthamstow Wetlands  
Close to independent favourites including Wild Grains bakery and the much-loved Saturday market at Lloyd Park



#### A WORD FROM THE OWNER...

"For the last six years, this home has been our quiet escape from the London rush. We completely renovated it in 2020, adding an extension that transformed the kitchen into a bright, airy space that feels twice its size. It's where everything happens, from morning's working at the large island to summer evenings with the bi-fold doors wide open. We love the fact that the layout of the house is very balanced; while the front rooms are cozy and tucked away, the back bedroom looks right out onto the greenery. Outside, the garden is a perfect sun trap, though the trees provide a nice bit of canopy shade. Beyond the front door, the community is incredible, think annual street parties and neighbours who actually know each other. You've got Narrative and Wild Grains for coffee and cookies nearby, the breweries are a five-minute stroll, and Lloyd Park's Saturday market is a weekly ritual. It's a peaceful spot, yet you can still be at Oxford Circus in under 20 minutes."

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