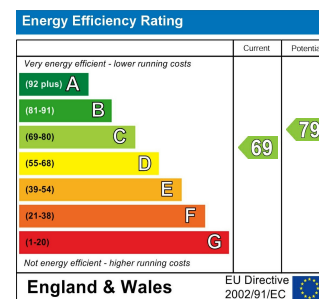
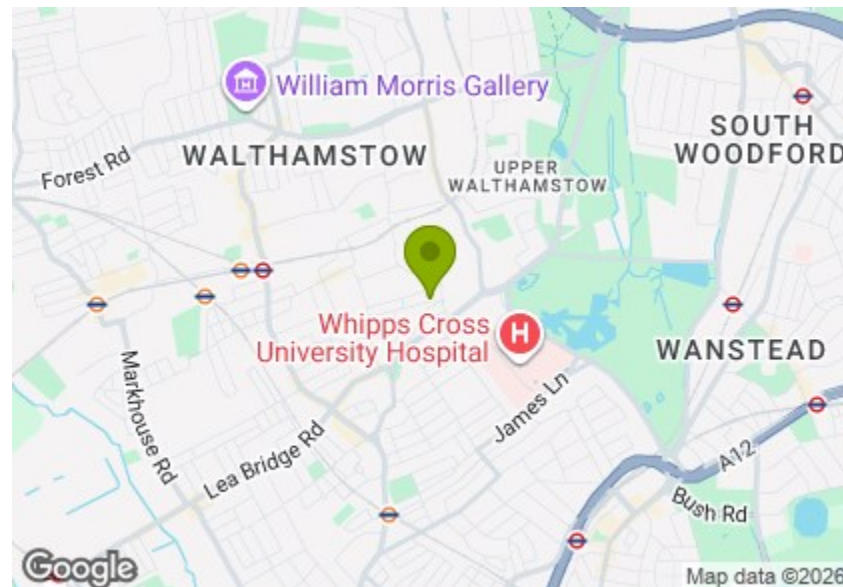




Total Area: 140.6 m² ... 1513 ft² (excluding eaves storage)
 All measurements are approximate and for display purposes only



BARCLAY ROAD, WALTHAMSTOW

Offers In Excess Of £1,100,000 Freehold

4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- Semi- Detached
- Over 1500 SQFT
- Arranged Over Three Floors
- Village Location
- Short Walk to Wood St Station
- Close Proximity to Walthamstow Central

Unfolding over three floors of flawlessly designed space, this four-bedroom semi-detached sits on a lovely street right in the heart of Walthamstow. While the location is undoubtedly one of the top highlights, there's plenty to enjoy inside, from the period features and immaculate decor to the secluded rear garden and bright open plan kitchen/diner.

There's a huge array of independent restaurants, bars and gastropubs in the immediate area. Wood Street station is just 15 mins away on foot, where you can access the Weaver Overground, while Walthamstow Central is just a minute or two further for the same option plus the added bonus of the Victoria line.

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E17 & E10
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0203 397 9797

E18 & IG8
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0203 369 1818

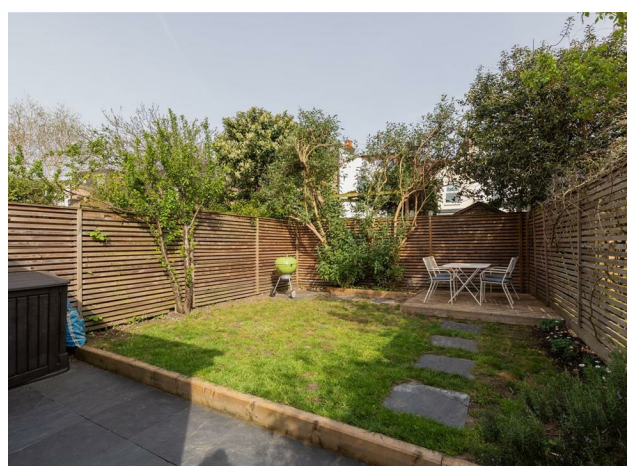
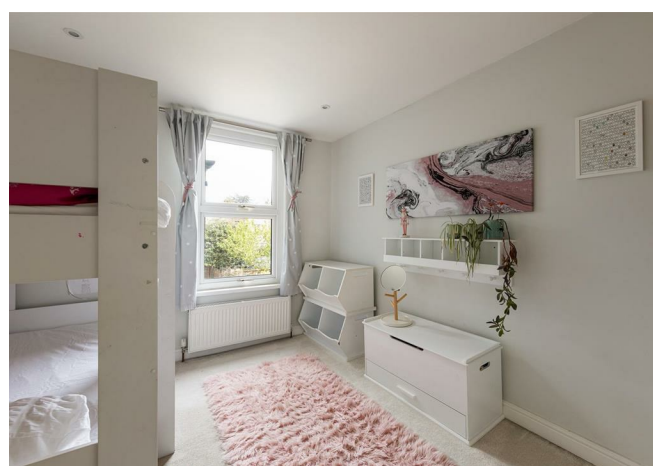
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IF YOU LIVED HERE...

You'll love the level of consideration that has gone into restoring this home; every inch is immaculate, with a timeless style that will retain the wow-factor for years to come.

At the front, the striking frontage sets the tone for what's to come inside... Your reception room is bright and beautiful with bay windows decked out with bespoke shutters as well the considered features such as the custom shelving. At the rear, the kitchen-diner extension is a fantastic example of architectural design, and a dream for entertaining. Light floods in through the skylights and generous bi-fold doors. The brightness highlights the pristine fittings such as the sleek worktops and units, adding to the polish feel. Don't forget your ground floor WC and utility, which will be fantastically convenient.

On your first floor, you have two immaculately decorated bedrooms, and a stylish family bathroom with both a freestanding tub and walk-in shower. In the loft you'll find two further rooms, including one with an elegant ensuite and eaves storage. At the rear, you've got a secluded garden with a sun-trap decked patio, contemporary horizontal slated fencing and a gloriously rich mix of leafy foliage.

As for beyond, you'll love the charming and eclectic architectural style of the properties found nearby. The entire Walthamstow Village neighbourhood is packed with ancient history (which is how it gets its official 'village' status - it's not just a self-appointed title), as well as a wonderful mix of amenities, which the national press can't

stop talking about...

For instance, a short stroll away on Orford Road, you'll find everything from lifestyle boutiques like Pavement and Word to unique grocery stores such as the award-winning Eat 17 and gorgeously curated Bora & Sons. Lunch on the go? You'll be pleased to have poke bowl specialist Peeld, Orford Fish and Chips and the Village Bakery so nearby. Treat dinner? Look no further than Ruff's Bistro. While this is the main hub, you'll find the wider area potted with brilliant amenities, such as authentic sushi takeaway Ohba Leaf Kitchen a hop round the corner and the ultra-family friendly Castle gastro-pub which is a block west. If you are moving in as a family, you'll be pleased to know that there are some brilliant schools in the immediate area.

WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 20 minutes north, the recently launched Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around 15 minutes east.
- Next to Walthamstow Central, you'll find the 17&Central shopping mall and a host of excellent amenities on the High Street. Forest Cinema has been a brilliant addition to the community, too. Hoe Street also has some fantastic amenities, with the Soho Theatre Walthamstow a true area highlight.
- You're also only a couple of minutes on foot from the Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as Pillars, Trap, Mother's Ruin and Malt Haus.



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 ASSISTANT BRANCH MANAGER

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Reception Room
18'9" x 11'5"

Downstairs WC

Utility Room
7'4" x 6'0"

Kitchen/Dining Room
22'6" x 14'8"

Bathroom
9'6" x 8'7"

Bedroom
11'9" x 9'6"

Bedroom
14'9" x 12'3"

Bedroom
9'7" x 8'3"

Bedroom
16'8" x 12'0"

Ensuite

Eaves Storage

Garden
26'2"



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