



Total Area: 85.1 m² ... 916 ft²
All measurements are approximate and for display purposes only

Reception Room
13'0" x 11'3"

Reception Room
11'3" x 9'8"

Kitchen
8'2" x 6'9"

Utility Room
13'2" x 7'3"

WC

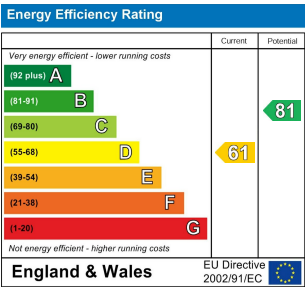
Bedroom
7'6" x 5'4"

Bedroom
10'9" x 10'6"

Bedroom
11'3" x 10'5"

Bathroom
6'3" x 6'0"

Garden
36'1"



CORBETT ROAD, WALTHAMSTOW

Offers In Excess Of £600,000 Freehold 3 Bed House



Features:

- Three Bedrooms
- Mid Terrace House
- First Floor Bathroom
- Secluded Rear Garden
- Potential to Extend (STPP)
- Close to Wood Street Station

Offering 916 sq ft of well-proportioned living space, this three-bedroom mid-terrace home is ready to move into while also offering clear potential for future improvement (STPP). The property features two reception rooms, a kitchen with a generous utility room, two bathrooms, a south-facing garden, and the rare bonus of a front driveway providing stress-free off-street parking. Ideally located just a short walk from Wood Street Station (Weaver line), the home offers swift connections to Walthamstow Central and Liverpool Street. You're also moments from the lively heart of Wood Street itself, renowned for its independent shops, cafés and bakeries. A compelling blend of character, space and location.

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0203 397 9797



IF YOU LIVED HERE...

Pull straight up to your front door – no circling for parking, no permits, just immediate convenience.

The main reception room is a bright, welcoming space, featuring a classic front-facing bay window and wide glazing that floods the room with natural light. To the rear sits a second reception, slightly smaller and perfectly suited as a dining room, playroom, depending on your needs.

The kitchen is a smart galley design, with banks of country-style cabinetry running along both sides, offering generous storage and preparation space. Integrated appliances and a gas hob will appeal to keen cooks, while white marble-effect flooring enhances the sense of light and space. An open doorway connects through to a substantial utility room, allowing light to flow through both areas. This space could easily be reimagined as a dining room or extended to create a striking, contemporary extension. A downstairs WC with an additional shower add further practicality, making the entire ground floor highly adaptable for those looking to put their own stamp on the home.

Beyond lies the garden. Stretching approximately 36 feet and gloriously south-facing, it offers fantastic potential. A patio sits immediately outside the house, with a path

leading to a stepped rear section featuring raised, purpose-built brick beds – ideal for herbs, summer planting or bursts of seasonal colour. A further patio area to the rear completes the space, all neatly enclosed by natural timber fencing and ripe for reimagining.

Upstairs, there are three bedrooms – two doubles and a single – finished with neutral walls and cohesive carpeting throughout. The family bathroom is classic and understated, with a full-sized bath and marble-style tiling.

WHAT ELSE?

Wood Street Station (Weaver Line) is under 10 minutes on foot, offering direct Overground services to Liverpool Street in around 30 minutes. It's also one stop from Walthamstow Central, where you can switch to the Victoria Line for access across London. Alternatively, the 212 bus from the end of the road gets you to Walthamstow Central in under 10 minutes.

The charming Wood Street Indoor Market is full of quirky independent shops, vintage treasures, and artisan cafes, and the area boasts an array of trendy pubs, restaurants, and coffee spots, such as the ever-popular The Duke and Marilyn's Cafe. You're only a 16-minute stroll to the Ravenswood Industrial Estate, which is home to the Instagram-friendly God's Own Junkyard, as well as Pillars, Malt Haus and Mother's Ruin.

Culture enthusiasts can explore the local art scene and enjoy live performances at the nearby William Morris Gallery set in Lloyd Park with its array of civic amenities, including a skate park, tennis courts and play area.



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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