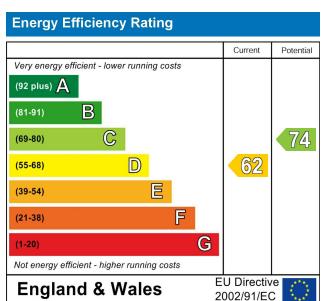


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Total Area (Excluding Eaves Storage & Cellar): 145.9 m² ... 1,570 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ELMSDALE ROAD, WALTHAMSTOW Offers In Excess Of £1,100,000 Freehold 4 Bed House - Mid Terrace



Features:

- Four Bedrooms
- Victorian House
- Arranged Over Three Floors
- Beautifully Presented
- Kitchen Diner
- Stripped Wooden Floors
- Large Private Rear Garden
- Cellar
- Quiet Residential Street
- Walthamstow Central Location

Unfolding over three floors, this beautifully restored four-bedroom, two-bathroom Victorian home is packed with highlights, including an impressively landscaped rear garden and gorgeous period features throughout. With a cellar, two reception rooms, a kitchen/diner and a first floor bathroom, the layout is both practical and appealing.

Its prime location between Walthamstow Central, Lloyd Park, Blackhorse Road and St James Street means you can enjoy the amenities and transport links of multiple neighbourhoods. Yet despite this convenience, Elmsdale Road remains a quiet, residential street.

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IF YOU LIVED HERE...

Where to start? The timeless facade, stripped wooden floors, generous bay windows, light-filled dine-in kitchen, and charming fireplaces... you'll struggle to pick a favourite feature, so let's walk through the house. The two adjoining reception rooms are full of period charm, with light spilling in from dual-aspect windows. The feature fireplaces are a reminder of the home's era, while the considered colour palette and custom carpentry add character and practicality. The column radiators are a thoughtful, stylish touch that blend seamlessly with the overall aesthetic. The extended kitchen is a masterpiece of design, with painted flooring and ply cabinetry that complement the bursts of natural light from the skylight, bay window, and patio doors. There's plenty of space for dining and relaxing, making it a true heart-of-the-home space. Head to the first floor (pausing to admire the staircase) and you'll find the three beautifully presented bedrooms, each with its own distinct style and two with fireplaces. There's also a bathroom on this level. The loft then becomes a glorious, light-filled sanctuary, with thoughtful finishes throughout, a spotless ensuite, eaves storage and a Juliet balcony. And don't forget the cellar, which offers valuable storage space. Outside, the home has been carefully refreshed and maintained, with the front masonry renovated, cleaned, filled and painted, and windows repaired throughout. The rear patio has been newly laid, with the ground level lowered to reveal air bricks, and the roofline refreshed with pointing and flashing to the roofs and brickwork on

the outrigger.

The garden is a real showstopper, with mature fruit trees including pear, fig, Braeburn apple, apricot and olive, alongside gooseberry, pink currant, Japanese wineberry, blackberry and raspberry bushes. Two raised beds provide room for vegetables, and the planted borders ensure there's always something in bloom from February through to November.

Beyond, you can enjoy the best of E17. Mere minutes away, you'll find "London's best pizza" (according to the Evening Standard) at Sodo on Hatherley Mews, while just beyond, the eateries on Hoe Street are humming with more accolades. Head a few minutes further for Walthamstow Village for an even wider choice of top eateries and pubs.

Just a few blocks south, you'll find Europe's longest market, which runs along the High Street. Walk to the end and you'll reach the newly opened Forest cinema. Walthamstow Central station is ten minutes away on foot for direct twenty minute runs to Oxford Circus via the Victoria line and Liverpool Street via the Overground.

WHAT ELSE?

- Parents will be pleased to know there is an abundance of great schools nearby, as well as plenty of community-led activities to keep kids and teens busy, ranging from music groups and drama classes to parkour lessons and art sessions.
- There's a real buzz around Soho Theatre Walthamstow, now open and offering world-class entertainment just a short walk from your front door, less than six minutes on foot. While you're enjoying the new venue, you can still catch excellent



A WORD FROM THE OWNER.....

"This is the most beautiful house we have ever lived in! The garden is gorgeous, with loads of fruit trees and we have done a lot of really lovely planting so that it blooms throughout the year from Spring to Autumn. The house itself is spacious, the neighbours are friends and the location is perfect."

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Garden
83'11" x 19'0"

Cellar
4'7" x 20'11"

Reception
12'10" x 14'9"

Reception
11'5" x 11'8"

Kitchen/ Diner
10'5" x 28'10"

Bedroom
16'11" x 12'4"



Bedroom
11'3" x 11'9"

Bathroom
5'6" x 7'6"

Bedroom
9'0" x 11'2"

Bedroom
9'7" x 18'0"

Ensuite
5'1" x 5'1"



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