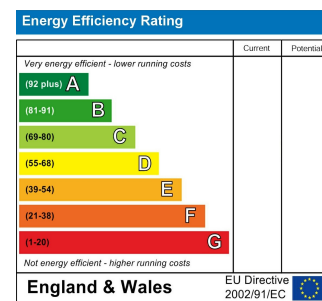
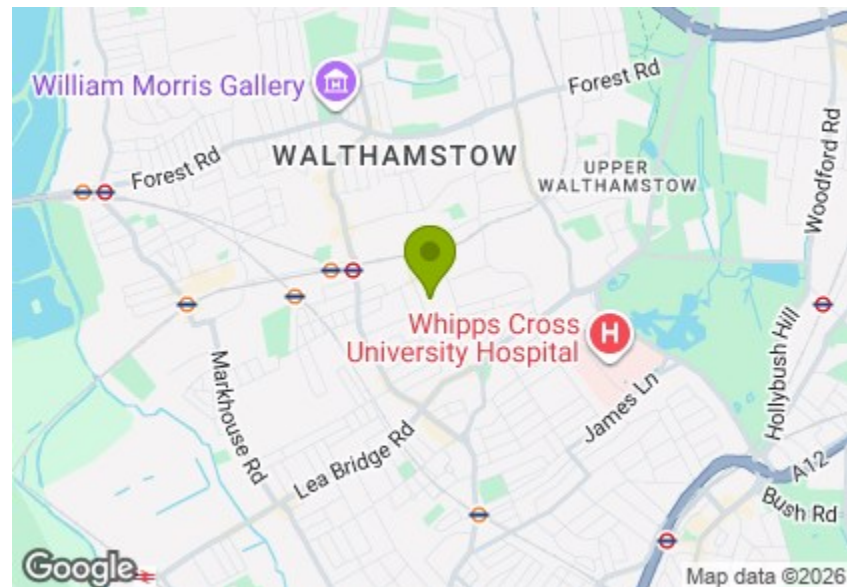




Total Area: 83.1 m<sup>2</sup> ... 895 ft<sup>2</sup> (excluding garden room)  
All measurements are approximate and for display purposes only.



## RANDOLPH ROAD, WALTHAMSTOW

### Offers In Excess Of £875,000 Freehold 3 Bed House



#### Features:

- Three Bedrooms
- Semi-Detached House
- Garden Room
- Walthamstow Village Location
- South Facing Garden

A bright and spacious three-bedroom semi-detached home, full of period charm and enviably located on a quiet street right in the heart of Walthamstow Village. Highlights include two reception rooms, a secluded south-facing garden with a studio, gorgeous period features and a tasteful finish throughout.

Despite the leafy surroundings, there's a huge array of independent restaurants, bars and gastropubs just a block away on Orford Road, while Walthamstow Central station is just a few minutes away on foot, so you can be in the West End or City in no time.

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0203 397 2222

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#### IF YOU LIVED HERE...

The previously held Randolph Road street parties are a testament to what a friendly bunch of neighbours you have, so rest assured that you'll be joining a brilliant local community. Although the street is in the heart of Walthamstow Village, it's perhaps the most secluded and peaceful thanks to its unique 'dogleg' shape. Inside the property, you'll find carefully considered decor throughout, striking a perfect balance between period charm and contemporary style. Traditional features such as fireplaces and sash windows sit comfortably alongside modern finishes, creating a home that feels both characterful and practical.

There are two separate reception rooms, offering cosy and flexible living spaces, ideal for relaxing as the evenings draw in. The adjoining kitchen is bright and modern, enjoying views across the spacious rear garden, as well as an open plan experience with the rear reception.

To the back of the property, you'll find a shower room and useful storage, along with access to the beautifully landscaped south-facing garden. This outdoor space is filled with rich foliage and features a lovely seating area, making it perfect for enjoying sunshine throughout the day.

The property also benefits from a versatile studio/garden room, which is fully plumbed and connected, offering a range of potential uses such as a home office. Upstairs, there are three generous bedrooms, including two with charming original fireplaces, adding further character to home.

You only have to walk a few minutes in either direction to find some action though; the ultra-friendly Castle gastro-pub is a block south, while north you'll find fellow gastropub The Queens Arms and the Nags Head.

On the main hub of 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.

Meanwhile, kids will be delighted to discover that you have playground Wingfield Park a few metres away too, not to mention a free children's books library box right on your corner - a genius idea, and again, a reflection of what a great community this is.

#### WHAT ELSE?

- Parents will be pleased to know you an abundance of 'highly regarded schools nearby.
- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 15 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.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, the nine-screen Forest cinema and the convenient chains found in the 17&Central shopping centre. Hoe Street also has some fantastic amenities, including the Soho Theatre Walthamstow.



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

"Randolph Road is a little gem of a community slap bang in the middle of Walthamstow Village. We are about a 30 second walk to the bars and shops of Orford Road and 5 minutes walk to the station where you can access both the Victoria and Weaver Lines. We fell in love with the area because of how friendly it is and how quiet Randolph Road is. It's great if you have children or pets as there's hardly any traffic going by. The locals are part of a friendly and supportive WhatsApp group and there is a great community spirit here with an annual street party, street participation in Open Studios, and several other opportunities to get together - if that's your thing. If you are into gardening, the village is heavily invested in London in Bloom, and the local Walthamstow Village Garden Club tend and plant local flowerbeds, wild flower meadows, ponds, veg plots, orchards, and planters - and maintain the green spaces in the Village, so it always looks well-loved. The Spar on Orford Road continues to dazzle us locals with its range of food and drink and other things you didn't know you needed in your life, a relatively new fruiterer has popped up of late selling every size and type of fruit & veg you could ever need, and the Queens Arms is the go-to for a pint and a splendid Sunday roast. The wider Walthamstow area offers the newish Soho Theatre, The Walthamstow Wetlands, and The William Morris Gallery - all within easy walking distance from our front door. "

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**Reception Room**  
11'10" x 10'11"

**Reception Room**  
11'10" x 10'11"

**Kitchen**  
8'10" x 8'2"

**Shower Room**  
7'6" x 6'0"

**Bedroom**  
11'10" x 10'11"



**Bedroom**  
11'10" x 11'1"

**Bedroom**  
9'5" x 8'2"

**Garden Room**  
16'0" x 8'0"

**Garden**  
49'2" x 32'9"



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