

## WOODSTOCK ROAD, WALTHAMSTOW

### Offers In Excess Of £750,000 Freehold

### 4 Bed House



#### Features:

- Four Bedrooms
- Victorian End of Terrace House
- In Need of Modernisation
- Potential to Extend
- Chain Free
- Quiet Residential Street
- Walking Distance to Wood Street
- Close to Epping Forest

A characterful four-bedroom Victorian end of terrace house, set on a quiet residential street within walking distance of Wood Street and close to the open green space of Epping Forest. With a generous footprint, period proportions and plenty of scope for modernisation, this chain free home offers a brilliant opportunity to create something personal in a well-loved Walthamstow pocket.

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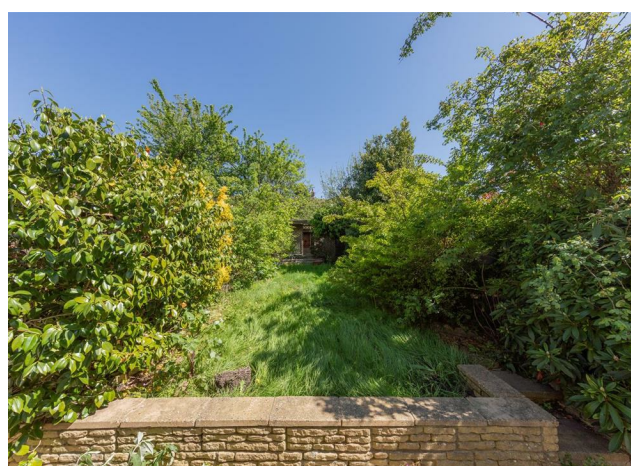
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### IF YOU LIVED HERE..

Behind the Victorian frontage, the ground floor is arranged with two reception rooms, giving you a flexible layout for everyday living. The front reception has a bay window, built-in storage and plenty of natural light, while the second reception sits just behind it, creating a natural divide between living, dining or work-from-home space.

Towards the rear, the kitchen leads through to a lean-to, with access out to the garden beyond. The layout is practical as it stands, but the overall footprint offers exciting potential for reworking and extending, subject to the usual planning permissions. For buyers with an eye for design, there's a lovely chance here to restore, refresh and shape the house around modern family life.

Upstairs, there are four bedrooms and a family bathroom, with the rooms arranged across the first floor. The front bedroom mirrors the bay-fronted proportions below, while the additional bedrooms offer flexibility for children's rooms, guests, a study or dressing space. The home is in need of modernisation, but its scale, setting and period bones make it easy to imagine what it could become.

### WHAT ELSE?

You're within walking distance of Wood Street, with its station, local shops, cafes and everyday amenities close at hand. Epping Forest is also nearby, ideal for weekend walks, running routes and a little breathing space whenever you need it.



### 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

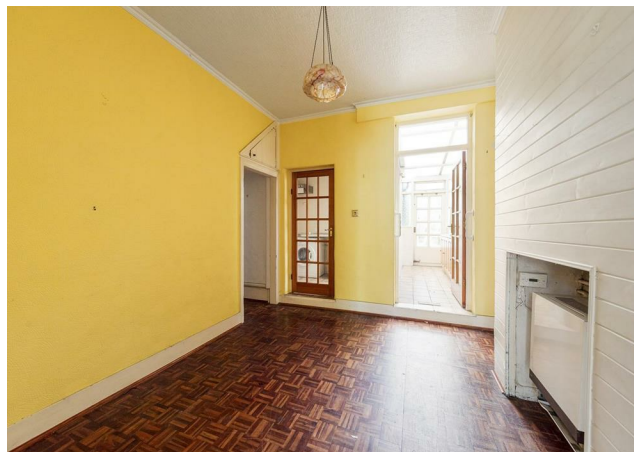
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**Reception Room**  
13'4" x 11'9"

**Reception Room**  
11'2" x 9'10"

**Kitchen**  
7'4" x 5'8"

**Lean to**  
12'0" x 4'11"

**Bedroom**  
11'10" x 10'7"

**Bathroom**  
7'3" x 6'0"

**WC**

**Bedroom**  
11'4" x 9'10"

**Bedroom**  
13'4" x 10'7"

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

**Garden**  
49'2"

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