



Total Area (Excluding Eaves Storage): 117.9 m² ... 1269 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.

Reception
10'4" x 12'3"

Reception
8'2" x 10'11"

Kitchen/Diner
13'5" x 17'10"

WC

Bedroom
13'8" x 9'7"

Bathroom
7'10" x 4'4"

Bedroom
8'8" x 8'7"

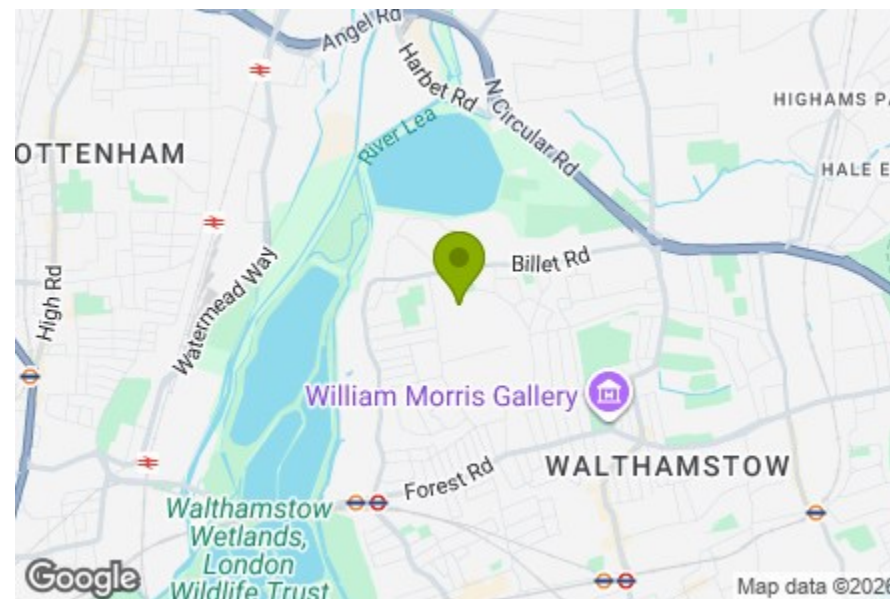
Bedroom
8'2" x 9'7"

Bedroom
13'8" x 14'0"

Bathroom
7'6" x 5'2"

Bedroom
7'7" x 9'10"

Garden
31'11" x 15'1"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



CARLTON ROAD, WALTHAMSTOW

Offers In Excess Of £750,000 Freehold
5 Bed House



Features:

- Five Bedroom Freehold House
- Fully Extended Skylit Kitchen Diner
- Bifold Doors to the Private Patio Garden
- Two Receptions
- Downstairs WC
- Two Family Bathrooms
- Close To Walthamstow Wetlands

A substantial five bedroom freehold house in a well connected part of Walthamstow, with Blackhorse Road and the Wetlands both within easy reach. You've got plenty nearby for day to day life too, from St James Street and its growing run of independent spots to the wider pull of Walthamstow's much loved high street.

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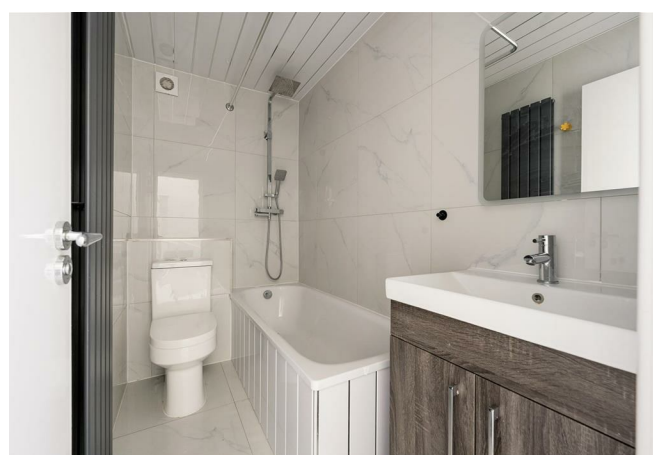
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IF YOU LIVED HERE...

There's a lovely sense of space from the moment you step inside. The ground floor begins with two separate receptions, giving you welcome flexibility for family life, quieter evenings, working from home or a dedicated playroom. Towards the rear, the house opens out into a fully extended kitchen diner, finished in a clean, contemporary style with generous floor space, broad skylights overhead and bifold doors drawing the garden into view. A downstairs WC sits just off this level, practical and well placed.

Upstairs, the first floor holds three bedrooms and a family bathroom arranged around the landing. The principal bedroom spans the full width at the front, while the other two rooms are sensibly proportioned and easy to adapt around changing needs. The loft has been converted to create two further bedrooms and a second family bathroom, with useful eaves storage tucked into the larger room. Throughout, the finish is calm and neutral, with soft carpeting, pale walls and a bright, unfussy feel that makes it easy to imagine settling in.

Outside, the private patio garden is a simple, low maintenance extension of the living space, opening directly from the kitchen diner through those bifold doors. It feels made for long lunches, summer evenings and the easy rhythm of family life.

WHAT ELSE?

Walthamstow Wetlands is close by, giving you miles of open space, walking routes and waterside scenery, with one official route starting from Blackhorse Road station. Blackhorse Road station keeps things straightforward for commuting, with Victoria line and London Overground connections. St James has grown into a lively local pocket, with public realm improvements underway and CRATE firmly part of the neighbourhood mix.



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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