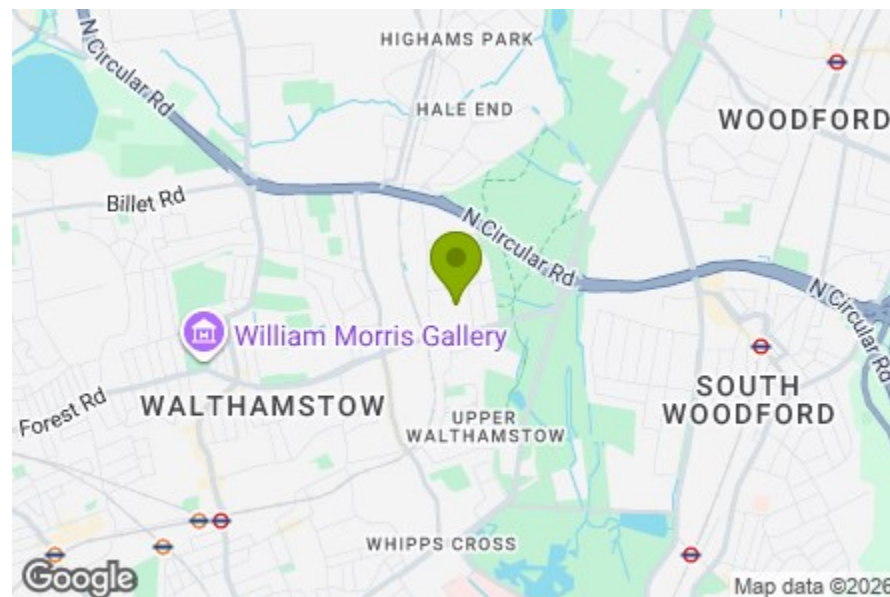




Total Area: 114.4 m<sup>2</sup> ... 1231 ft<sup>2</sup>

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 1  
12'1" x 13'10"
- Reception 2  
10'4" x 11'10"
- Kitchen  
16'4" x 6'11"
- Dining Room  
9'3" x 13'4"
- Storage
- Bedroom 1  
16'1" x 13'10"
- Bedroom 2  
10'3" x 11'11"
- Bathroom  
6'0" x 6'5"
- Bedroom 3  
9'4" x 13'3"
- Storage
- Garden  
50'10" x 16'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		60	77
		EU Directive 2002/91/EC	



## ULVERSTON ROAD, WALTHAMSTOW

Offers In Excess Of £760,000 Freehold  
3 Bed House - Terraced



### Features:

- Three bedroom house
- Victorian terrace
- Upper Walthamstow location
- South facing rear garden
- Potential to extend STP
- Sash windows

A wonderfully elegant three bedroom, dual reception family home in much-loved Upper Walthamstow. Situated on an impressive Victorian terrace, this is an immaculately presented, two-storey house with an idyllic, south facing back garden.

From the cycle-friendly, pedestrianised Village, to our celebrated green spaces and a spectrum of Ofsted-rated 'Outstanding' schools, Walthamstow has been an increasingly popular destination for families for some years now. This is the perfect introduction.

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#### IF YOU LIVED HERE

You'll be enjoying the generous living spaces of the Victorian period, with over 1200 square feet to stretch out in. Your fabulously high-ceilinged main reception is both beautifully corniced and exquisitely timber-floored, with sunlight flooding through the handsome bay-window. Centrestage is your intricately ornate fireplace, a meticulously preserved, period detail masterpiece. Next door is your second spacious reception, an ideal study, office, playroom, studio, exercise room or whatever you desire.

Upstairs, you'll find the master bedroom, immaculately carpeted and illuminated by two striking sets of sash windows. Your second, bedroom is beautifully parquet-floored while your third is warmly carpeted and flooded with natural light. Your brightly lit bathroom features a tasteful mosaic-tiled tub and fresh white tiling with a large, space-enhancing mid-wall mirror.

Back downstairs your galley kitchen has a rustic Cotswolds feel,

with a skylight overhead, plentiful wooden cabinets and matching worktops, a sturdy double stove and traditional, hardwearing slate flooring. Next door is your sumptuous dining room, sun-drenched and wooden-floored, leading directly onto your garden, another dreamy aspect of this enviable home. A fairy tale perfect standing trestle awaits climbing ivy in your herringbone-floored patio, complete with timber pergola, all leading onto a luscious, semi-wild, tree and shrub-lined lawn.

#### WHAT ELSE

- Wood Street overground is just a fifteen minute stroll away, for direct, twenty minute journeys to Oxford Street and Liverpool Street.

- E17 is famously green, from the spell-binding landscapes of Lloyd Park to the 500-acre Walthamstow Wetland Nature Reserve, a rich reservoir of lakes and nature trails. The vast Epping Forest is just a half hour's drive away.

- With its award-winning variety of cafes, restaurants and artisan food emporiums, Walthamstow is a foodie's paradise, from sourdough pizza to London's first Uyghur restaurant, Etles.



#### A WORD FROM THE OWNERS...

"We have lived at this property for over 27 years, and as we were moving in, a neighbour (Jane) came over and greeted us, and introduced us to our immediate neighbours. And also, invited us over to hers for a tea/coffee. Our children immediately began playing and racing along the pavement with her son and other children who were out at the time. I love working in my garden, and have recently begun working on a mini wildlife and bog area. We have frogs and toads, and in the smaller pond nearer to the house, we can always find plenty of newts. We go on some great walks and rides, out and about in the forest, and down to hollow ponds. We cycle along the river banks and around wetlands. We love the cafe's, restaurants and wonderful bakeries in Wood street. Quite often we buy freshly made croissants and cinnamon buns early in the mornings at 'chocolatine' bakery. Beautiful! 'The feel good centre' is such a good place to get fit, have fun and meet new people. The instructors are brilliant! I really enjoy being a member there. The 'Art Trail' is an annual summer event, where local artist and creatives exhibit their art in the local shops or their homes. It is a nice challenge following the map and finding some really lovely treasures of work. We will really miss living here, but will definitely come back for the street parties."

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