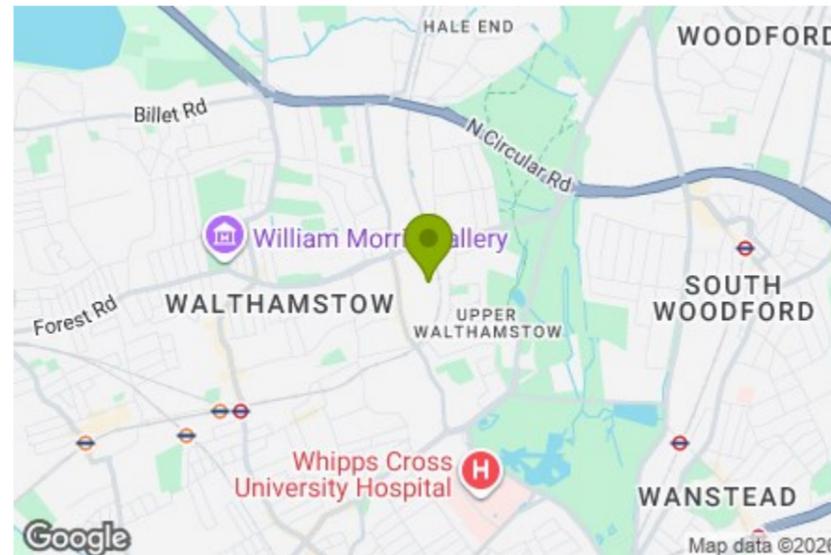


Total Area: 122.6 m² ... 1320 ft² (excluding eaves storage)
 All measurements are approximate and for display purposes only.

- Reception Room
26'2" x 11'4"
- Kitchen / Diner
22'0" x 13'3"
- Bedroom
13'11" x 12'3"
- Bedroom
11'11" x 8'7"
- Bathroom
11'1" x 8'2"
- Bedroom
15'11" x 10'5"
- Ensuite
6'4" x 5'6"
- Eaves Storage
15'11" x 10'5"
- Bedroom
8'2" x 7'4"
- Garden
21'3"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



WOODLANDS ROAD, WALTHAMSTOW

Offers In Excess Of £875,000 Freehold
4 Bed House - Terraced



Features:

- Four Bedrooms
- Victorian House
- Arranged Over Three Floors
- Beautifully Presented
- Two Bathrooms
- Extended Kitchen Diner
- Moments from Wood Street Station
- Quiet Residential Street

A striking four bedroom Victorian home arranged over three well planned floors, blending period character with confident contemporary design. Beautifully presented throughout, it offers thoughtfully arranged living space including two bathrooms and an impressive extended kitchen diner that defines the ground floor and enhances the sense of flow across the house. Positioned on a quiet residential street just moments from Wood Street Station, this is a home that delivers scale, style and everyday convenience in equal measure, with versatile accommodation suited to both family life and entertaining.

REQUEST A VIEWING
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IF YOU LIVED HERE...

A Victorian frontage in warm London stock brick, framed by red brick arches and a classic bay window, makes a strong and timeless first impression. Inside, the entrance hall draws you through to a generous double reception room where the space unfolds with an easy, natural progression. Light pours in through the wide bay window with shutters, catching the warmth of the timber floorboards and highlighting crisp period detailing. At its heart, an ornate fireplace with intricate carving and colourful inset tiles brings craftsmanship and character, anchoring the room with quiet confidence. Clear views through to the kitchen create a seamless connection, giving the entire ground floor a sociable, considered feel.

Beyond, the kitchen and dining room stretches out beneath three skylights, where daylight moves across white metro tiling and rich timber worktops. A substantial island forms a natural gathering point, equally suited to morning coffee or evening entertaining, while patterned flooring introduces texture and rhythm. Bifold doors open wide to the garden, allowing inside and out to blend effortlessly. Arranged over two levels, the landscaped garden pairs a generous paved terrace with a neat lawn, creating a private and inviting outdoor retreat.

Rising upstairs, soft carpet flows underfoot across the landing and into each bedroom, adding comfort and cohesion. The principal bedroom is beautifully proportioned, with twin windows and a full wall of built-in wardrobes, finished in gentle blush tones that lend warmth and refinement. A further bedroom overlooking the rear offers a tranquil

and versatile space, filled with natural light. The bathroom is thoughtfully styled, combining a freestanding bath, walk-in shower, patterned flooring and timber accents.

At the top of the house, an impressive bedroom enjoys light from both a skylight and rear window, its generous footprint enhancing the sense of space and calm. A contemporary ensuite with dark tiling and exposed painted brick completes this carefully composed home.

Life here is equally well served beyond the front door. Dudley's is a well-regarded neighbourhood café known for its coffee and brunch plates, while Wood Street Indoor Market brings together independent traders, vintage finds and street food beneath its historic roof. The Flowerpot offers a traditional pub atmosphere with a strong reputation for its Sunday roast, and God's Own Junkyard pairs craft beers and rotating food trucks with an expansive collection of neon art installations. Epping Forest provides vast open green space and woodland trails close at hand, and families are particularly well catered for, with highly regarded schools nearby including the outstanding Woodside Academy, just four minutes away on foot.

WHAT ELSE?

Wood Street Station is an 8-minute walk, offering direct Overground services into Liverpool Street and one stop to Walthamstow Central for access to the Victoria line and fast journeys into the West End.



A WORD FROM THE OWNER...

"We have absolutely loved living here on Woodlands Road. It's a place that has seen us grow as a family and create so many special memories with our two daughters.

The location is fantastic. Just a short walk from the vibrant heart of Wood Street, with its brilliant independent cafés, bakeries (Wood Street Bakery literally at the end of the road) and local shops, giving the area such a friendly, community feel. Having beautiful Lloyd Park close by has also been a real highlight and it's perfect for morning walks, playground trips and summer afternoons outdoors, as well as the Saturday street food market.

Walthamstow is a brilliant place for families, with a real neighbourhood atmosphere and everything you need within easy reach. We feel incredibly lucky to have called this house our home, and hope the next owners will love it just as much as we have."

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