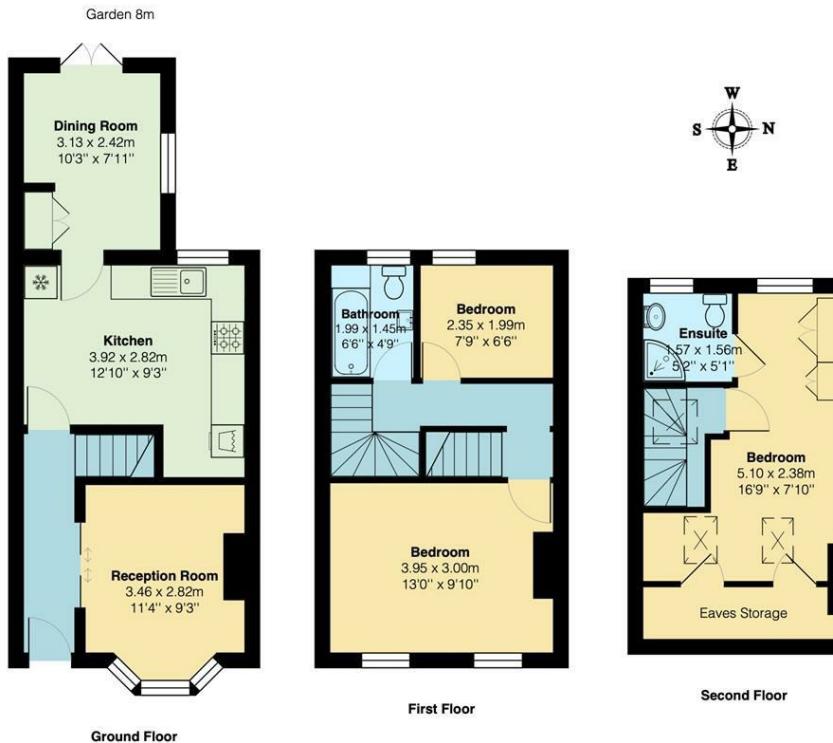
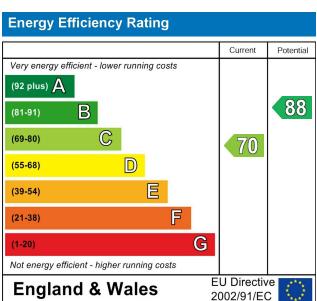


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Total Area: 84.8 m² ... 913 ft²
All measurements are approximate and for display purposes only.



SPRINGFIELD ROAD, WALTHAMSTOW
Offers In Excess Of £750,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom Period House
- Victorian Terraced
- West Facing 30ft Garden
- Loft Extension with En-Suite
- Open Plan Kitchen with Dining Room
- Beautifully Finished Bathrooms
- Period Features
- Quiet Street
- Brick Fronted
- Great Transport Links

This bright and welcoming three-bedroom Victorian terrace is set on a leafy residential road, just moments from the buzz of St James Street. Beyond that, you've got Walthamstow Central and Blackhorse Road within easy reach, with their award-winning eateries and excellent transport connections.

Inside, highlights include a smart reception room, a bright dining room, an open plan kitchen and a first floor bathroom. The loft has been converted to provide a master bedroom with en-suite, while outside the 30 foot west-facing garden is a real retreat.

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IF YOU LIVED HERE...

You'll love the amount of living space that this three-storey home offers – on the ground floor you have a reception room, dining room, and an open plan kitchen, all immaculately designed. Modern finishes complement the period features beautifully, so you'll enjoy the bespoke shutters and custom carpentry as much as the original fireplace and ceiling rose in the reception. Meanwhile, the well-equipped kitchen means hosting will always be fun.

French doors open from the dining room onto the west-facing rear garden, offering a sunny spot to relax surrounded by a mix of paving and mature foliage.

Upstairs, you'll find two smartly finished bedrooms and a lovely family bathroom, complete with an over-tub shower, brass fittings, and stylish tiling. Finally, the loft houses your master suite, featuring a beautiful en-suite and handy eaves storage.

As for the location, you're perfectly placed for all that E17 has to offer... The Blackhorse Road hub and Walthamstow Village are around a mile away, while even closer to home, you'll find the dynamic creative hub CRATE, a great spot for socialising and co-working. Just slightly further there's also True Craft, a fantastic bar and pizzeria. Your new local coffee shop? Why not make it?

Weirdough Bakery, which is just nine minutes away?

Need to escape beyond Walthamstow? It's just 11 minutes on foot to St James Street station, where the Overground will zip you to Liverpool Street in just 16 mins. Alternatively, take a 20 minute stroll to Walthamstow Central, where you also have access to the Victoria line. Walthamstow Queen's Road station is even nearer, with trains running between Barking and Gospel Oak, perfect if you want to nip to the Essex seaside or open space of Hampstead Heath.

WHAT ELSE?

- Situated in Walthamstow PumpHouse Museum – a mere six minute walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage.

- Parents will be pleased to know you have plenty of great primary/secondary schools in the area.

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and Forest Cinema.



A WORD FROM THE OWNER...

"Springfield Road has been our home for 5 years and we've absolutely loved living in this beautiful house. We have fantastic neighbours on both sides who we're really going to miss. The house itself is bright, comfy and a great mix of classic and contemporary. We've put a lot of love into renovating it and we especially enjoy the new loft conversion with loads of natural light and a lovely en-suite bathroom. The west facing garden has been the perfect place for entertaining on warm summer evenings and gathering around the pizza oven in the winter.

From this house you're just a short stroll to the wonderful St James Park. You're super close to amazing bakeries like Beaten by a Whisker and the newly expanded Weirdough, our personal favourite. You can go for evening cocktails at the nearby 56 St James bar, followed by dinner at the newly opened Olfaclub or in Walthamstow village. We've got outstanding nurseries and schools on our doorstep and transport into central London and Hackney is really easy.

We're very sad to be leaving this wonderful place but the time has come for us to move back to Nottingham to be close to family.

We hope the new owners will have as many happy years here as we have had."

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**Reception Room**

11'4" x 9'3"

Kitchen

12'10" x 9'3"

Dining Room

10'3" x 7'11"

Bedroom

12'11" x 9'10"

Bedroom

7'8" x 6'6"

**Bathroom**

6'6" x 4'9"

Bedroom

16'8" x 7'9"

Ensuite

5'1" x 5'1"

Garden

26'2"



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