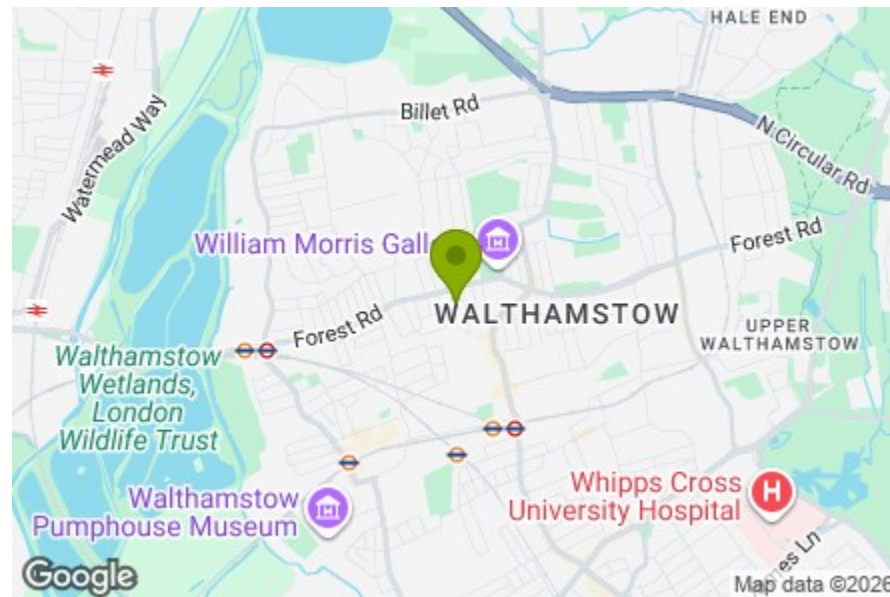




Total Area: 136.0 m<sup>2</sup> ... 1464 ft<sup>2</sup> (excluding eaves storage, outbuilding)  
All measurements are approximate and for display purposes only.

- Reception  
13'2" x 11'4"
- Reception  
10'11" x 9'10"
- Kitchen/Dining Room  
21'2" x 10'5"
- Bedroom  
14'11" x 13'1"
- Bedroom  
11'0" x 9'9"
- Bedroom  
11'10" x 9'2"
- Bathroom  
6'11" x 6'4"
- Bedroom  
17'1" x 14'7"
- Eaves Storage
- Bedroom  
10'2" x 8'9"
- Shower Room
- Outbuilding  
13'7" x 7'3"
- Garden  
22'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	70	
(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	



## MELVILLE ROAD, WALTHAMSTOW

Offers In Excess Of £1,000,000 Freehold  
5 Bed House - Terraced



### Features:

- Handsome Double Bay Terrace
- Five Bedrooms
- Bright Eat in Kitchen with Side Bay
- Private Mature Garden
- Converted Loft
- Two Bathrooms
- Garden Outbuilding
- Moments to Lloyd Park
- Close to Walthamstow Central

A handsome double bay terraced home with five bedrooms, arranged across three floors in a central Walthamstow location. Melville Road is well placed for the best of the area, with Lloyd Park close by, Walthamstow Central within easy reach, and plenty of much loved local spots nearby.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

A thoughtfully arranged five bedroom home, unfolding across three floors with generous proportions and a layout designed with everyday family life in mind. On the ground floor, the twin reception rooms give you a choice of spaces to gather, relax or work from home, while the bright eat in kitchen and dining room stretches across the rear with a side bay that brings in even more natural light. It is a room made for everyday living, with plenty of space to cook, eat and spend time together, and direct access out to the private garden.

The garden itself feels established and mature, with a good sense of seclusion and an outbuilding to the rear that adds yet more useful space. Whether used for storage, hobbies or working from home, it is a practical addition that gives the outside space even more appeal.

Upstairs, the first floor holds three bedrooms and a family bathroom, with the largest bedroom spanning the full width of the

house at the front. On the top floor, the converted loft adds two further bedrooms and a second bathroom, creating a layout that can easily adapt over time, whether you need space for children, guests or a dedicated study.

#### WHAT ELSE?

- Lloyd Park is just moments away, with open green space, tennis courts, a café and the William Morris Gallery.
- Walthamstow Central is within easy reach, offering straightforward access into the City and West End.
- Hoe Street and nearby Walthamstow Village offer plenty of independent restaurants, coffee spots and neighbourhood favourites.



#### 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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