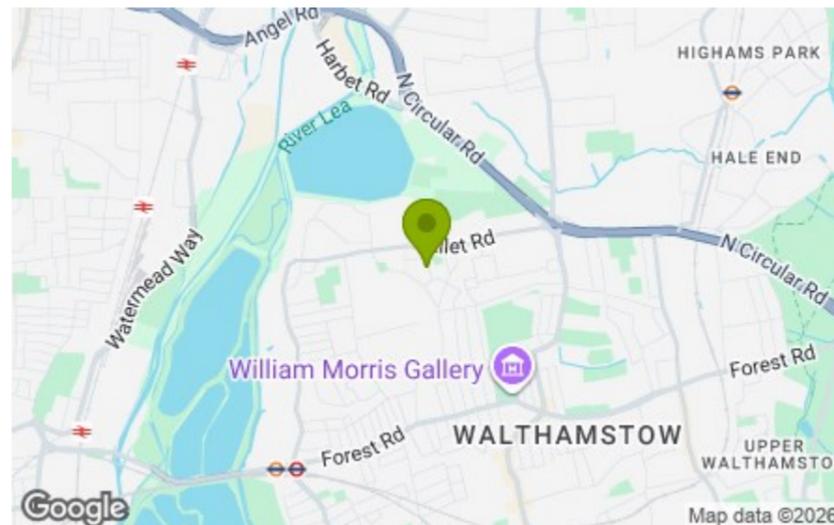


Total Area: 83.9 m² ... 903 ft² (excluding garden studio)
 All measurements are approximate and for display purposes only.

- Reception Room
14'5" x 13'3"
- Kitchen / Reception Room
19'11" x 10'9"
- Bedroom
8'11" x 7'1"
- Bedroom
10'11" x 10'9"
- Bedroom
14'2" x 10'11"
- Bathroom
7'4" x 5'6"
- Garden
52'5"
- Garden Studio
15'8" x 10'9"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	79
EU Directive 2002/91/EC			



LYNE CRESCENT, WALTHAMSTOW

£2,400 Per Calendar Month
 3 Bed House



Features:

- Edwardian Terraced House
- Three Bedrooms
- Beautifully Presented
- Ideal Family Home
- Private Rear Garden
- Garden Studio
- Available April
- Quiet Residential Close

This beautifully presented Edwardian home offers three spacious bedrooms and a thoughtfully arranged interior that blends period character with modern comfort. A bright bay-fronted reception sits to the front, while the rear hosts an open-plan kitchen and dining space with direct garden access. The first floor includes a stylishly finished bathroom, and upstairs rooms are filled with soft daylight. Outside, a west-facing garden offers mature planting and multiple seating areas, leading to a versatile garden studio—ideal as a workspace or creative retreat. Set on a peaceful residential street, this home is perfect for those seeking flexibility and charm.

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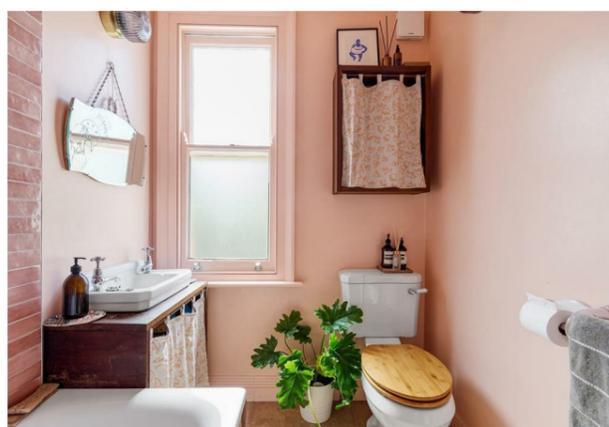
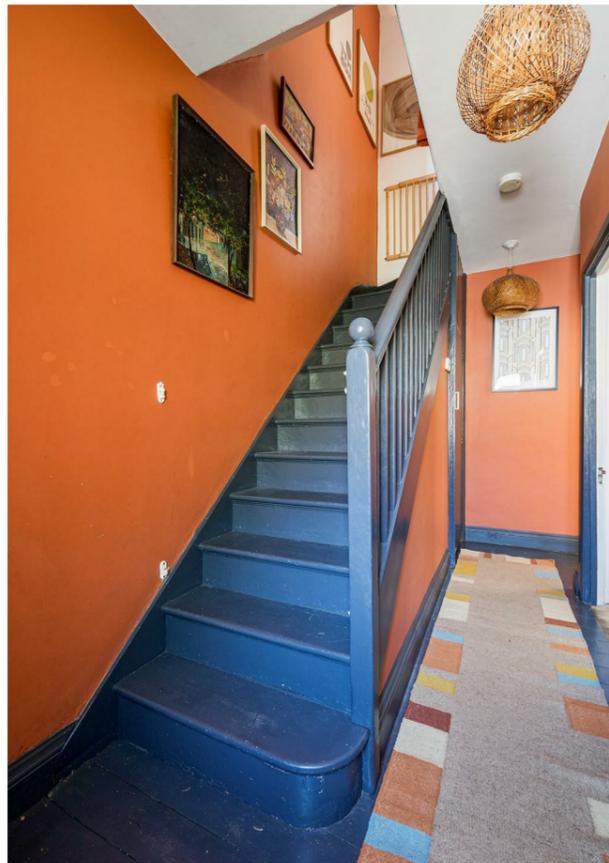
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IF YOU LIVED HERE...

This attractive Edwardian terrace is brimming with character from the outset, with rich brickwork, a bay window, and a vibrant green front door set behind a neat garden. Step inside to find a welcoming hallway with under-stairs storage, leading directly to a wonderfully light-filled kitchen and dining area. Here, warm-toned worktops and open shelving create a charming, lived-in feel, while double doors open to a wild west-facing garden. The reception room at the front of the house is a serene retreat, with original floorboards, pale pink walls, and a graceful bay window framed by timeless wooden shutters.

The garden is a true sanctuary, layered with mature planting, brick pathways, and dappled sunlight. A patio beside the house invites al fresco dining, while a second terrace near the end of the plot offers a secluded escape beside a well-finished studio. With its pitched ceiling, tall windows, and timber panelling, this versatile outbuilding would suit work, creativity or quiet downtime.

Upstairs, the main bedroom sits peacefully at the rear, enjoying leafy views, ample built-in wardrobes, and warm wood flooring that continues throughout the other bedrooms. At the front of the house, the second double features a decorative fireplace, wide sash window and excellent storage, while the third bedroom is bright and inviting with classic shutters and a charming outlook. The bathroom combines softness and style, with blush-toned tiles, a vintage-style basin, and a large sash window that brings in plenty of daylight.

Set within a lively and well-connected patch of Walthamstow, the area offers a blend of green spaces, creative energy and strong community spirit. Just a short stroll away, Lloyd Park is a much-loved local gem, home to the William Morris Gallery, a café, playground and a bustling weekend market. Walthamstow Wetlands, a little further afield, provides an escape into nature with scenic walking routes and wide-open skies. Local favourites like The Dog & Duck bring charm and atmosphere, while Big Penny Social offers events, street food and a huge beer hall. Families are well served by numerous good schools, including Hillyfield Primary Academy and Whittingham Primary.



WHAT ELSE?

A number of bus routes run through the area, connecting you quickly to neighbouring districts and key transport hubs. Walthamstow Central, Blackhorse Road, St James Street and Walthamstow Queen's Road stations are all within easy reach, offering Underground, Overground and rail services. With so many options nearby, getting where you need to go couldn't be easier.

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