



Morland Road, Walthamstow, London, E17

Offers In Excess Of £950,000

FOR SALE

 2  2  4

Freehold

- Refurbished 4 bedroom period terrace house
- Double glazed & gas central heating
- Ground floor WC & Loft conversion
- St James Street Overground station: 0.3 mile
- Blackhorse Road Tube station: 0.6 mile
- Close to Walthamstow Marsh wetlands
- Rear garden: Approx. 37'9 x 16'0
- On street residents permit parking
- Chain-free
- Internal: 1252 Sq ft (116 sq m)

This stunning, chain-free four-bedroom period terrace has been immaculately refurbished throughout, perfectly blending historic charm with contemporary living.

Upon entering, beautiful Herringbone flooring flows seamlessly into an expansive open-plan reception, dining, and kitchen area. Designed to prioritise natural light and social space, the dining area provides convenient access to a downstairs WC and storage. The impressive rear kitchen extension features underfloor heating and is an entertainer's dream, complete with a central island, Quooker tap, and high-spec oven. Two large skylights flood the space with light, while bifold doors open onto an east-facing garden with a patio, mature flower beds, and a central lawn.

The first floor houses three generously sized bedrooms, the front-facing room enjoying a lovely dual-window aspect. The standout, Japandi-inspired family bathroom is finished with exquisite tiling and premium brushed bronze fixtures, featuring both a bath and shower. The second floor offers a superb loft conversion, providing a private principal suite with an en-suite and useful eaves storage.

Set in a wonderfully friendly community, you are a short walk from the expansive green spaces of Walthamstow Marsh and popular local parks. The area is a hub for independent food and drink, with favourites like Weirdough Bakery, Curious Goat, Yard Sale Pizza, and Crate St James on your doorstep. Connectivity is excellent, with St James Street Overground and Blackhorse Road Tube within easy walking distance, providing fast, efficient links across London.

Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Porch

Further door leading into:

Entrance Hallway

Staircase leading to first floor. Door to reception room & dining room.

Ground Floor WC

Reception Room

10'6 x 10'0 (3.20m x 3.05m)

Open to:

Dining Room

13'5 x 12'4 (4.09m x 3.76m)

Open to reception room & kitchen. Door to ground floor WC.

Kitchen

14'7 x 10'7 (4.45m x 3.23m)

Sliding patio doors leading to rear garden. Open to dining room.

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Bedroom One

13'5 x 9'9 (4.09m x 2.97m)

Bedroom Two

13'0 x 8'9 (3.96m x 2.67m)

Bedroom Three

6'6 x 5'0 (1.98m x 1.52m)

First Floor Bathroom

8'9 x 6'2 (2.67m x 1.88m)

Second Floor Landing (Loft)

19'5 x 9'11 (5.92m x 3.02m)

Door to:

Ensuite

8'6 x 4'4 (2.59m x 1.32m)

Rear Garden

37'9 x 16'0 (11.51m x 4.88m)

On street residents permit parking

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: TBC (Pending)

Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

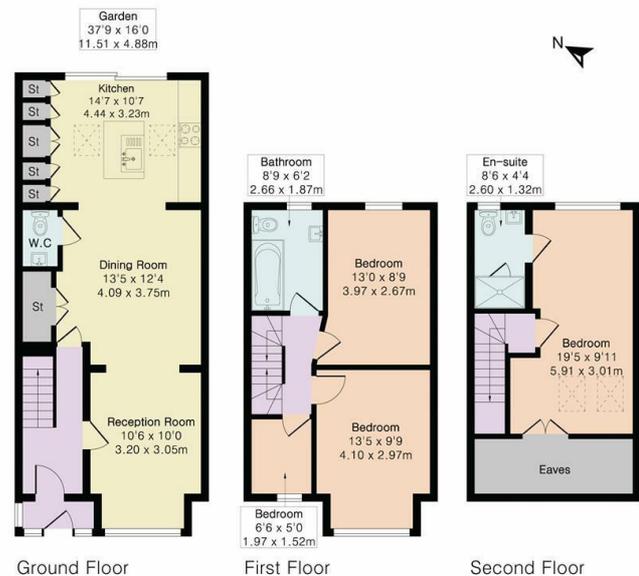
FLOORPLAN

Approximate Gross Internal Area 1252 sq ft - 116 sq m

Ground Floor Area 591 sq ft – 55 sq m

First Floor Area 398 sq ft – 37 sq m

Second Floor Area 263 sq ft – 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING

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	EU Directive 2002/91/EC	

LOCATION



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