



## Century Road, Walthamstow, London, E17

Offers In Excess Of £665,000

**FOR SALE**

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Freehold

- 2 bedrooms Victorian end of terrace house
- Kitchen/diner
- Double glazed sash windows & gas central heating
- Potential to extend STPP
- Lloyd Park closeby
- Blackhorse Road Tube & Overground Station: 0.3 mile
- Council tax band: C & EPC rating: D (55)
- South west-facing rear garden: 33'10 x 12'10
- On street residents permit parking
- Internal: 718 sq ft (67 sq m)

This two-bedroom Victorian end-of-terrace house perfectly blends period character with bright, modern charm. The kerb appeal is instant, with a tidy front garden framed by a vibrant fuchsia bush and the classic brick frontage that defines the neighbourhood.

Inside, the reception room sets the tone; it is a space that feels both grounded and light, anchored by beautifully stripped wooden floorboards and a generous bay window that ensures a bright, open atmosphere. The kitchen-diner serves as the heart of the home, featuring shaker-style cabinetry and crisp white tiling. It is a social, functional space, complete with clever under-stairs storage to keep clutter at bay.

From here, a glazed door opens onto the large, south west-facing garden. Being an end-of-terrace property, the home benefits from invaluable side access via double wooden gates. The garden itself is a private, sun-drenched sanctuary, paved for low-maintenance hosting, framed by high brick walls, and scented by climbing jasmine.

Upstairs, the principal bedroom spans the full width of the house, featuring twin sash windows, a cast-iron fireplace, and more of those gorgeous original floorboards. The second double bedroom overlooks the leafy rear, offering a peaceful spot for a home office or guest room. The bathroom completes the floor, providing a soft, stylish retreat with shell-pink walls and a classic white suite.

The location is one of Walthamstow's most sought-after pockets. Blackhorse Road Station, linking you to the Victoria Line and Overground, is just a stone's throw away, whisking commuters into Central London in under twenty minutes. For weekend leisure, the green expanses of Lloyd Park are a short stroll away, as is the vibrant Blackhorse Beer Mile and the creative hubs that have made this corner of East London so iconic.

Shall we take a look?

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## DIMENSIONS

### Reception Room

14'1 x 13'5 (4.29m x 4.09m)

### Kitchen/diner

12'10 x 11'2 (3.91m x 3.40m)

Door to rear garden.

### Bedroom One

14'1 x 10'6 (4.29m x 3.20m)

### Bedroom Two

11'2 x 8'2 (3.40m x 2.49m)

### First Floor Bathroom

7'8 x 6'6 (2.34m x 1.98m)

### Rear garden (South West-facing)

33'10 x 12'10 (10.31m x 3.91m)

Access to outside storage.

### On street residents permit parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest

### Disclaimer:

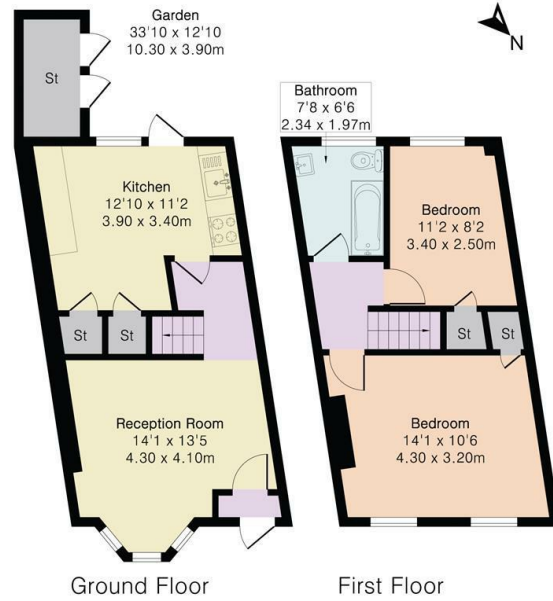
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## FLOORPLAN

Approximate Gross Internal Area 718 sq ft - 67 sq m

Ground Floor Area 352 sq ft - 33 sq m

First Floor Area 366 sq ft - 34 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		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## LOCATION



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