



## Rensburg Road, Walthamstow, London, E17

Offers In Excess Of £875,000

FOR SALE

1 1 4

Freehold

- 4 bedroom Victorian terraced house
- Loft conversion
- St James Street Overground station: 0.4 mile
- Blackhorse Road Tube station: 0.6 mile
- Double glazed & Gas central heating
- Close to Walthamstow Marshes & Wetlands
- Council tax band: C & EPC rating: C (74)
- Rear garden: 31'3
- On street permit parking
- Internal: 1212 sq ft (112 sq m)

An exceptionally decorated four-bedroom Victorian terraced house awaits on a highly desirable street, showcasing tremendous kerb appeal.

The delightful through-reception room boasts a beautiful bay window with recently installed wooden double-glazed sash windows, which are also featured on the ground and first floors. This room retains its original wooden floorboards and offers an elegant focal point in the form of a DEFRA-approved Charnwood wood-burning stove. Stripped original pine doors flow throughout the first floor, enhancing the home's period charm.

At the heart of the home is a bespoke Shaker kitchen with luxurious quartz worktops and stylish DeVOL taps. Experience the warmth of engineered wooden flooring with underfloor heating, alongside views of the southwest-facing rear garden, where a Scandinavian redwood shed provides ample storage.

The first floor maintains character with original wooden floorboards and stripped pine doors. The principal bedroom is a sanctuary, offering two large sash windows, built-in storage and comfortable carpeting. The second bedroom includes an original fireplace and built-in storage. The family bathroom features stripped floorboards, Moroccan-tiled walls and built-in storage.

The well-designed loft conversion offers two additional bedrooms – the larger benefiting from eaves storage and inviting skylights – plus a WC and sink, providing flexible living options.

Residents enjoy a peaceful, no-through-traffic road within a welcoming community, ideal for young families. You'll love having the magnificent Wetlands and Marshes right on your doorstep. Local highlights include the popular Coppermill pub, Walthamstow Pumphouse Museum, and Weir Dough bakery. Commuting is a breeze, with St James Street Overground and Blackhorse Road stations just a short walk away, offering easy connections to Central London and beyond. Families will appreciate the highly-rated Coppermill Primary School, just a five-minute walk from home.

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to:

### Reception Room

24'11 x 11'7 (7.59m x 3.53m)

Door to:

### Kitchen

11'4 x 8'10 (3.45m x 2.69m)

Door to reception room & rear garden.

### First Floor Landing

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

### Bedroom One

14'2 x 11'0 (4.32m x 3.35m)

### Bedroom Two

11'7 x 9'2 (3.53m x 2.79m)

### First Floor Bathroom

10'10 x 8'8 (3.30m x 2.64m)

### Second Floor Landing (Loft)

Door to all second floor rooms.

### Bedroom Three

15'8 x 9'5 (4.78m x 2.87m)

### Bedroom Four

10'8 x 8'10 (3.25m x 2.69m)

### W C

6'7 x 5'1 (2.01m x 1.55m)

### Rear Garden

31'3 (9.53m)

Access to:

### Shed

10'6 x 5'3 (3.20m x 1.60m)

### On street permit parking

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

### Notice:

All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

**Approximate Gross Internal Area 1212 sq ft - 112 sq m  
(Excluding Outbuilding)**

Ground Floor Area 446 sq ft - 41 sq m

First Floor Area 441 sq ft - 41 sq m

Second Floor Area 325 sq ft - 30 sq m

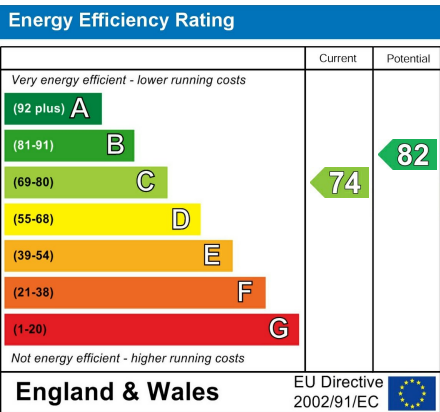
Outbuilding Area 55 sq ft - 5 sq m



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



## LOCATION



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