



Barrett Road, Walthamstow, London, E17

Offers In Excess Of £1,100,000

Freehold

FOR SALE

1 1 3

- Chain-free
- Victorian double-fronted end-terrace house
- Rare wraparound corner plot
- Impressive full-width double reception room
- 3 large double bedrooms (formerly 4 bedrooms)
- Off-street parking
- South-facing rear garden with potential to extend
- Wood Street Overground station: 0.3 miles
- Walthamstow Village: 0.5 miles
- EPC rating: D (58) & Council tax band: D

This exceptional, chain-free Victorian double-fronted end-terrace house offers a rare combination of striking kerb appeal, generous proportions and period charm, in a highly sought-after location between Wood Street and Walthamstow Village.

Externally, the property boasts twin bay windows and handsome Victorian brickwork and occupies a wraparound corner plot with off-street parking and gardens to the front, side and rear — features seldom found together in houses of this period.

Inside, the ground floor has been recently refurbished with oak herringbone flooring and boasts an impressive double reception room spanning the width of the house, with high ceilings, two symmetrical bay windows and a fireplace at each end. Original cornicing and ceiling roses have been carefully restored, while bespoke fitted shelving and cabinetry, crafted in birch plywood, add contemporary style and practicality. This is an elegant, flexible space suited to everyday living and entertaining.

Across the hallway, an archway opens into a spacious kitchen diner, also benefitting from a large bay window, with a separate WC and utility space, leading to a sunny, south-facing rear garden. Ample outdoor space provides scope to extend the house at the rear or side, subject to planning consent.

Upstairs, the house has been thoughtfully reconfigured from its original four-bedroom layout into three generous double bedrooms. A spacious landing leads to the two front bedrooms, each with a bay window and fitted wardrobes. The large rear bedroom was previously two rooms and can easily be converted to reinstate a fourth bedroom if required.

Ideally located on a quiet residential street just a short stroll from Walthamstow Village, Wood Street station, excellent schools, and a wide range of independent shops, cafes and restaurants.

Shall we take a look?

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DIMENSIONS

Entrance

Via own front door leading into:

Entrance Hallway

Staircase leading to first floor. Access to reception room & Kitchen/diner.

Ground Floor WC

Reception Room

22'10 x 14'10 (6.96m x 4.52m)

Open plan kitchen/diner

20'1 x 11'5 (6.12m x 3.48m)

Open to

Utility Room

7'4 x 7'2 (2.24m x 2.18m)

First Floor Landing

Door to all first floor rooms.

Bedroom One

17'3 x 9'10 (5.26m x 3.00m)

Bedroom Two

14'0 x 11'3 (4.27m x 3.43m)

Bedroom Three

14'0 x 11'3 (4.27m x 3.43m)

First Floor Bathroom

8'4 x 6'7 (2.54m x 2.01m)

Rear Garden (South-facing)

Off Street Parking

Driveway.

Additional Information:

Local Authority: London Borough Of Waltham Forest
Council Tax Band: D

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 1296 sq ft – 120 sq m
Ground Floor Area 678 sq ft – 63 sq m
First Floor Area 618 sq ft – 57 sq m



PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCATION

