

Reception Room  
26'2" x 14'7"

Kitchen  
10'3" x 7'0"

Bedroom  
14'7" x 12'9"

Bedroom  
10'5" x 7'10"

Bathroom  
7'4" x 6'4"

Garden  
18'5"

Total Area: 67.5 m<sup>2</sup> ... 726 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



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	



## WOODEND ROAD, WALTHAMSTOW

### Offers In Excess Of £550,000 Freehold 2 Bed House - Mid Terrace



#### Features:

- Two Bedrooms
- Victorian Terraced House
- First Floor Bathroom
- Private Rear Garden
- Open Plan Reception Room
- Close to Wood Street Station

Situated on a quiet, residential street, this bright and spacious two-bedroom Victorian terraced home benefits from an open plan reception, first floor bathroom and private garden - not to mention the spotless decor throughout.

It's all just a short walk from the fantastic eateries and transport links of Wood Street, while Walthamstow Central is just slightly further for even more options.

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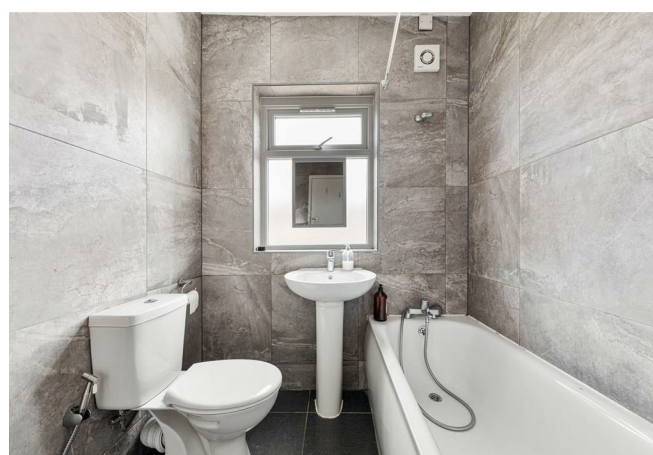
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#### IF YOU LIVED HERE...

You'll be stretching out in 726 square feet of immaculately presented space, with engineered oak floorboards underfoot and lovely features such as the bay windows and charming alcoves.

The spacious open plan reception room extends to the stylish but low maintenance private garden, and the kitchen can also be found at the rear, with its smart units and appliances. The central stairway leads up to the two bedrooms on the first floor, as well as a contemporary family bathroom.

Despite being situated on a quiet, residential street, the home is within walking distance of so many of Walthamstow's top perks. Your favourite new coffee shop Ruttle & Rowe is a short one minute stroll, while the delights of Fellowship Square can be found 12 minutes away on foot (remember to take your swimmers if it's fountain season). The north point of Lloyd Park is a mere 10 minute walk, while the joys of Wood Street, such as the brilliant indoor market, can be found a similar distance away. There's even

Epping Forest 0.5 miles away if you fancy being surrounded by trees and nothing else. It's pretty much got it all, which is why we love this area so much.

#### WHAT ELSE?

- You're only 14 minutes to Wood Street station, where you can nip to Liverpool Street in 20 minutes on the overground, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line.
- Not sure where to start when exploring the new neighbourhood? Try excellent beer shop-cum-bar Clapton Craft, tasty brunch spot Dudley's, award-winning bakery Chocolatine, but there's much more.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court operated by CRATE, and mini golf, as well as convenient chains.



#### A WORD FROM THE OWNER...

"Very spacious 2 bed room home is more than just a place to live; it's a community filled with green spaces, cultural richness, and a strong sense of belonging. From the lively Walthamstow Market to the serene Lloyd Park, this neighbourhood offers diverse experiences for residents of all backgrounds. With its affordability, excellent transport links, and vibrant community spirit, Walthamstow truly stands out as a great place to call home."

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