

MILTON ROAD, WALTHAMSTOW

Offers In Excess Of £825,000 Freehold

3 Bed House - Mid Terrace



Features:

- Three Bedrooms
- Immaculately Presented
- Poets Corner Location
- Arranged Over Three Floors
- Large Garden
- Kitchen-diner
- Short walk to Walthamstow Central Station
- Close proximity to Lloyd Park
- Council Tax Band C

A beautifully restored three-bedroom home, packed with gorgeous features and with a stunning garden at the rear.

And the benefits don't stop there; it's situated in the lovely (and very much sought after) Poets' Corner, just a five minute walk from Lloyd Park, Walthamstow Village and the tube station, where you can zip direct into the West End or City in less than 20 mins.

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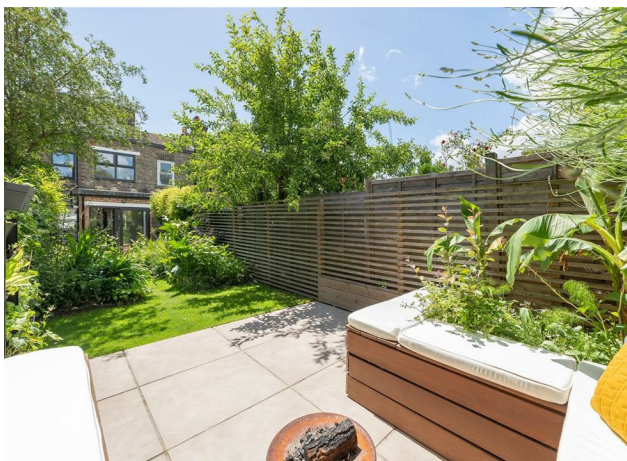
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IF YOU LIVED HERE...

Where to start? The impressive parquet flooring, the landscaped garden with custom-made outdoor furniture, the light-filled dine-in kitchen complete with an island... You'll struggle to pick your favourite feature, so let's walk through the house...

The reception area is renovated to perfection - there's not an inch that hasn't been considered, from the column radiator to the pristine electrical fittings. The neutral decor is a minimalist's dream, but also works as a blank canvas if you have your own vision for the home.

The adjoining kitchen is equally sparkling with top-notch appliances, including a double oven and integrated microwave. You'll love the combination of light spilling through the side return skylight in day light hours, or the pendant lights during the evening.

Upstairs you've got a further two floors of immaculate space. The loft is a glorious light-filled sanctuary, with more of those thoughtful features and soft carpeting, which you'll also find in the

two first-floor bedrooms. The bathroom is spotless, with a tub and walk-in shower, and you'll find ample storage throughout the home.

The garden is stunner, with its explosion of bright and unusual fauna, built-in furniture and sun trap patio. And you only have to pop down the hill to enjoy acres more greenery at Lloyd Park, passing an array of brilliant eateries - and the William Morris gallery - on the way.

WHAT ELSE?

- You're a short hop from several award-winning eateries; Sodo, Spicebox, Shri Lakshmi and Yard Sale Pizza are just a few minutes away on foot, and handily all offer takeout for you to enjoy in your own lovely kitchen.

-Parents will be pleased to know you an abundance of 'Good' or 'Outstanding' rated schools nearby.

-There's a buzz in the air about Soho Theatre Walthamstow, a 1000 seat performance space that will be home to world-class entertainment when it opens in 2023 - and it'll be less than four minutes on foot from your front door.



A WORD FROM THE OWNER...

"I have most enjoyed mornings waking up to reveal the panoramic green canopy-like view, and our beautiful landscaped garden below. The house and its surroundings are peaceful and quiet, creating a feeling of cosiness indoors with exposed brick features, and seclusion in the private garden. The house is a peaceful, light-filled oasis in a quiet pocket of Walthamstow, within a few minutes walk to Lloyd Park and Walthamstow Village, and varied transport links, including two Overground lines and the super-fast Victoria line.

What has brought me joy is tending to my lush, beautiful garden while many cats wander about, as well as the wide, pastel sunsets viewed from the loft. This year saw the return of the Milton Road street party, where the good people of Poets' corner come together. I am so convinced by the draws of Walthamstow — with its village feel, vibrant community and expansive green spaces like the Wetlands and marshes — that I am only looking to move so far, as to be your neighbour again!"

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Garden
45'11" x 10'8"

Side Return
9'10" x 3'8"

Lounge/ Dining Room
8'10" x 25'9"

Storage

Kitchen
10'11" x 11'2"

Reception Room
6'2" x 7'10"

Bedroom
12'0" x 10'2"

Bedroom
6'2" x 12'4"

Bathroom
6'5" x 9'3"

Bedroom
11'9" x 18'4"



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