







# IF YOU LIVED HERE...

First stop will be your charming front lounge, 160 square feet with blonde hardwood floors and a charming violet statement wall. Dual aspect and naturally bright, it's a splendid spot for welcoming guests. Next door your kitchen/diner is similarly generous, with smoky grey tiling underfoot and a handsome array of complementary cabinets home to a full suite of integrated appliances, including a wine cooler.

Patio doors open out to your rear garden which is well lit and heated, where a generous sheltered deck gives way to an expanse of Trulawn surrounded by timber fencing. Upstairs now, and your first floor principal sleeper comes in at over 150 square feet, incorporating a generous wealth of integrated, glossy storage. Bedroom two is ideal for a child, with a sky blue colour scheme and its own integrated wardrobes, while your smartly finished family bathroom sits off the landing.

Head up your skylit staircase now for what can only be described as your penthouse suite. It's a substantial 200 square foot space with skylights at one end and a Juliet balcony at the other, framing lovely rooftop views. Plentiful storage runs down either side and there's a sleek and bright en suite shower room too, with slate grey vinyl underfoot and an oversized, walk-in rainfall

shower cubicle.

Outside and, as noted, you have the landscaped gardens and open green spaces of Lloyd Park practically on your doorstep, just five minutes away on foot. Here you'll find cafes, courts, an outdoor gym, thriving Saturday market and a wide range of sports clubs and classes. Stroll for another ten minutes and you come to Bell Corner, home to a fine choice of independent cafes and one of Walthamstow's finest gastropubs, The Bell.

# WHAT ELSE?

- Take a tranquil bike ride through the park before turning onto the dedicated cycleways running along Forest Road to be at Blackhorse Road station in less than ten minutes. From here it's just fifteen minutes direct to Kings Cross via the Victoria line.
- Parents will be pleased to find two 'Outstanding' primary schools plus two 'Outstanding' secondaries all less than a twenty minute stroll away.
- The multimillion pound facilities of the Waltham Forest Feel Good Centre are fewer than fifteen minutes' walk away across the park. Here you'll find an Olympic swimming pool, state of the art gym, climbing wall, sports hall, trampoline park and more.



# A WORD FROM THE OWNER...

"We have loved living in the area since we got married and had 2 children here. We are within walking distance of fantastic schools, multiple parks and shops as well as being able to get to breweries and Blackhorse Road station easily on the 158. Having a parking space is really handy and with the new road closures in the area, the roads are virtually traffic free."

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**Reception**  
16'2" x 9'10"

**Kitchen/Diner**  
16'2" x 13'0"

**Bedroom 1**  
16'2" x 9'10"

**Bedroom 2**  
10'5" x 6'11"



**Bathroom**  
5'3" x 6'6"

**Bedroom 3**  
10'6" x 22'5"

**En-Suite**  
5'5" x 6'7"

**Garden**  
41'4" x 20'4"



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