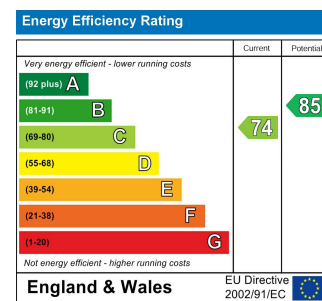




Total Area: 140.7 m<sup>2</sup> ... 1514 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only



## CAIRO ROAD, WALTHAMSTOW Offers In Excess Of £1,100,000 Freehold 4 Bed House



### Features:

- Four Bedroom Victorian Terrace
- Laid Out Over Three Floors
- Spacious Kitchen/Diner
- Beautifully Presented
- Walthamstow Central Location
- Secluded Rear Garden
- Close Proximity To Walthamstow Village

A majestic, four bedroom Victorian terrace, with a sleek loft conversion and expansive, open plan kitchen and diner. Located on the borders of Walthamstow Village, a five minute walk brings you to the heart of this coveted neighbourhood.

Walthamstow Central station is just less than an eight minute stroll away and easily connects you with King's Cross, Oxford Circus and Liverpool Street, all in less than thirty minutes door to door.

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0203 369 6444

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0203 397 9797

**E18 & IG8**  
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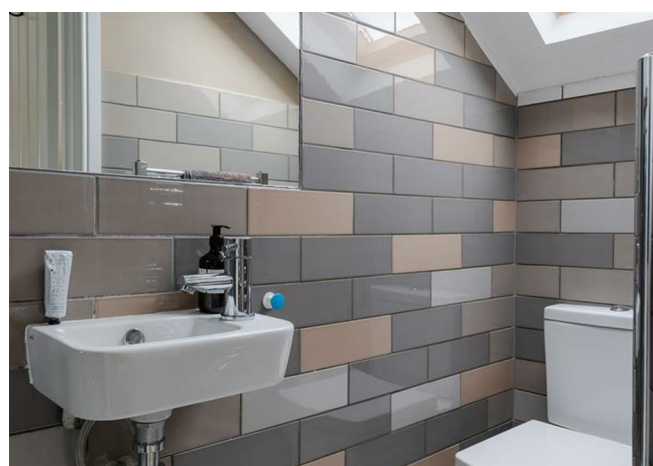
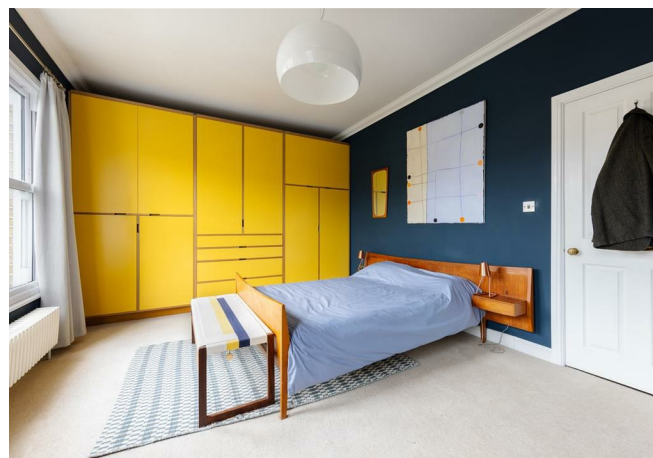
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#### IF YOU LIVED HERE...

You'll open your stained glass panelled front door and turn left, into your spacious and bright reception room. The smooth charcoal finish of the walls contrasts beautifully with natural light streaming through the broad bay window, across the blonde hardwood flooring. Carry on, past the handy cloakroom WC, into your enormous, 390 square foot, dual aspect kitchen and diner. The magnificent clean architecture of this space is complemented by designer pendulum lighting, a trio of skylights, jade letterbox splashbacks, glossy white worktops and cabinets, and sleek integrated appliances. With more of that blonde hardwood underfoot, leading you to your patio doors and opening out onto your secluded garden.

On your first floor, you'll find two sizeable double bedrooms. The principal sleeper spans the width of your home and features a wealth of strikingly bespoke, floor to ceiling, canary yellow storage. A pair of sash windows fill everything with natural light, while plush carpet underfoot leads you to the second bedroom, with views over your garden. Your family bathroom is a luxurious affair with stone grey tiling, sleek white suite and cabinets, a huge stroll in rainfall shower and a separate double ended tub.

Upstairs again and you'll find two further generous double bedrooms, both currently in use as a home working space and hobbyist room respectively. The larger study to the front features a bright skylight, a wealth of under eaves storage and still more natural light, courtesy of the Juliet balcony to the rear, overlooking your garden. Last, but definitely not least, you have your second luxury en suite bathroom, skylit with glossy

offset multi-tone tiling and a large stroll in shower.

Take advantage of your prime location by sauntering just a few minutes along the road into the heart of the Village and exploring the vibrant pubs, eateries and social hubs on Orford Road. There's fun for all the family at Orford House, a social club offering regular live music events, lawn bowls and a fantastic beer garden. Or head next door to Zip Zap for engaging drama and music classes for pre-schoolers. Try some sumptuous Spanish gourmet eats at Orford Road Tapas or check out the classic menu and sample some craft beers in the friendly beer garden of The Village Pub.

#### WHAT ELSE?

- The wonderful Waltham Forest Feel Good Centre is less than a mile from your door. Here you can find state of the art sports facilities, plenty of activities for the children and indulge yourself in the spa.
- You'll be pleased to know that all thirty three primary and secondary schools, within a one mile radius, have been rated 'Outstanding' or 'Good' by Ofsted.
- Lloyd Park, the perfect place to get away from it all in lush natural surroundings, is only an eleven minute walk or four minute cycle from your new home.



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

"We've loved living here. There are very good cafes and restaurants locally and it's only a short walk to the Village and the tube and train stations and the new Soho Theatre will be at the end of the road soon! We installed some lighting in the garden recently and that has greatly improved how often we eat outside. We've got a French Bulldog and the whole area is super dog-friendly. Oh, and the neighbours are great!"

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**Reception Room**

13'3" x 11'1"

**Dining Area**

10'11" x 11'4"

**Kitchen**

15'11" x 18'5"

**Bedroom**

17'0" x 11'7"

**Bedroom**

11'1" x 11'4"

**Bathroom**

10'8" x 8'11"

**Bedroom**

12'8" x 16'11"

**Eaves Storage**

**Bedroom**

10'8" x 7'3"

**Bathroom**

**Garden**

approx. 37'4" x 17'0"



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