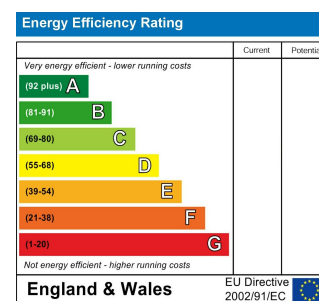
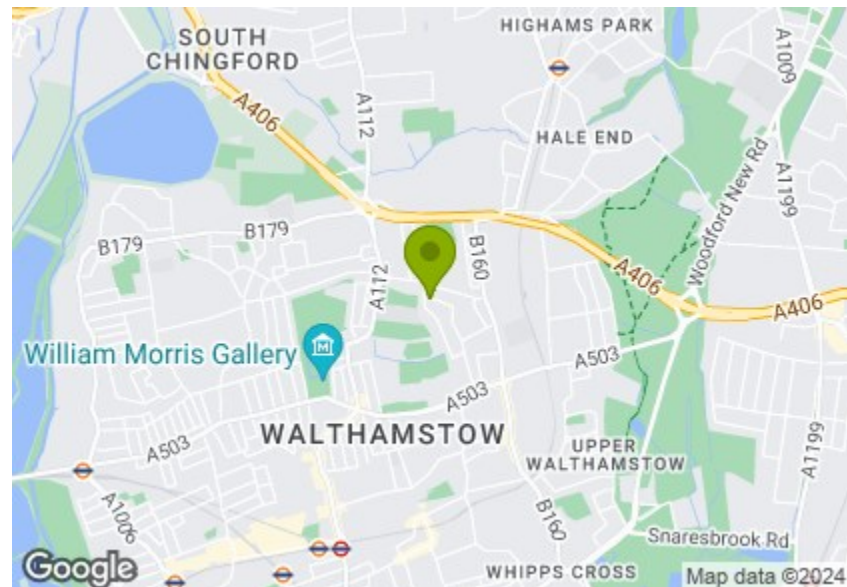




Total Area: 94.2 m<sup>2</sup> ... 1014 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



## ST. JOHN'S ROAD, WALTHAMSTOW Offers In Excess Of £750,000 Freehold 3 Bed House - End Terrace



### Features:

- Three Bedroom House
- End Of Terrace
- Extended Kitchen/Diner
- Large Rear Garden
- Chapel End Location
- First Floor Bathroom
- Utility Room
- Side Access

Nestled in the thriving Chapel End pocket of Walthamstow sits this lovely three bedroom end terrace home. Beautifully presented and decorated to enhance the original features of the house, you will especially love the extended kitchen diner, complete with exposed brickwork and bifold doors looking out to that sweeping rear garden.

The location here is great for exploring some of the best of the Borough, with the bustling Wood Street and green gem Lloyds Park both a short stroll away.

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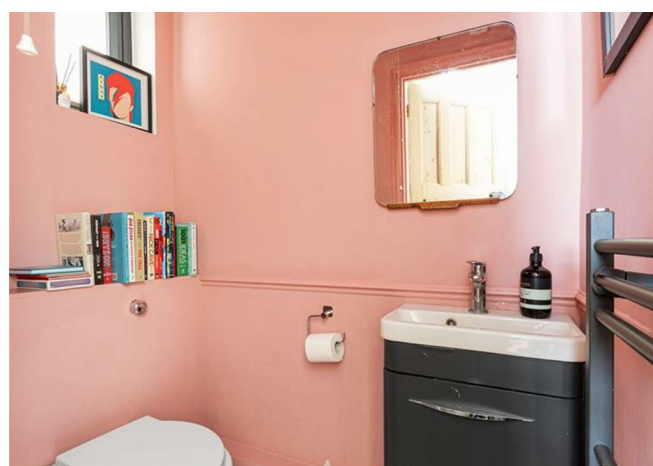
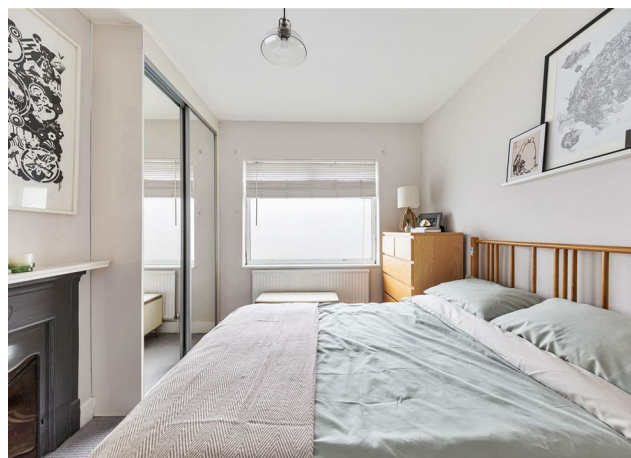
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IF YOU LIVED HERE...

Unfolding over 1000 square feet, this lovingly maintained family home has a real sense of style throughout. As you enter through the striking blue front door, your front reception room sits to your right. With a large bay window, original picture rails and wooden flooring, this room is bright and airy. The light marble fireplace and ceiling rose nod to the period of this home.

You will love how the downstairs has been remodelled during the kitchen extension to create a separate downstairs WC, pantry and utility room that all sit off of the kitchen diner. This expert use of space frees the kitchen up from noisy appliances and keeps it looking neat. Let's talk about that extended kitchen diner, because it really is the jewel in the crown of this home.

Exposed brickwork and striking minimalist design blend perfectly together, integrated appliances sit neatly in the sleek kitchen, with wooden countertops and grey gloss cabinets. A peninsula feature, where the sink is installed, provides the perfect vantage point to look out of those bifold doors to the garden. Featuring a large patio area, perfect for summer bbqing and socialising, you also have an abundance of lovely greenery with a lawn and flower beds bursting with mature trees and shrubs.

Back inside and moving upstairs, the designer touches continue up here with the balustrade doubling as a bookshelf. Up here you have three bedrooms, two equally sized doubles and a cosy single. The double bedroom to the front is an inviting space,

with berber carpets and an original cast iron fireplace. Built in wardrobes flank the fireplace, styled with mirrored doors to enhance the feeling of space. The double to the rear looks out over the garden, and is neutrally decorated creating the perfect canvas for you to curate. The smaller of the three rooms is a snugly single, great for a growing family or even a home office. You also have the family bathroom, as stylish as the rest of the home with metro style tiling, vanity sink and waterfall shower over the tub.

WHAT ELSE?

- Parents will be happy to learn there are five 'Outstanding' Primary/Secondary schools nearby, all less than twenty minutes away on foot.
- With plenty of things to do nearby, we guarantee you'll never be bored! The short walk over Chestnuts Field takes you to The Feel Good Centre, our local multi million pound sports facility that includes an Olympic pool, state of the art gym, trampolene park and more.
- The thriving and eclectic Wood Street is a half a mile from your door. With an indoor market, vintage fashion and an impressive line-up of bakeries and cafes this is independent shoppers heaven! You can hop on the Overground from here, and into Liverpool Street in under 20 mins, or ride the one stop to Walthamstow Central and swap to the Victoria Line.



A WORD FROM THE OWNER...

"We've loved our time at this house and have enjoyed renovating it and making it a warm and inviting family home. The kitchen is the heart of the house, it's a really versatile space where we spend most of our time though out the day, It's great for entertaining and doubles up as a play area for the kids and in the evenings we relax in the lounge. The large utility is a godsend! It has it's own fitted kitchen with lots of storage and is a great place for hiding all the clutter and laundry. The garden is a real gem and has the summer sun all day long, catching the last of the evening sun on the patio. It's a peaceful oasis that attracts lots of wildlife, was the pride and joy of the previous owners and has been easy to maintain and adapt over the years to be and lovely place to play and socialise throughout the year. We have lovely neighbours, who who are always really friendly and whole street stays connected on the street FB group. Each Christmas we participate in the St John's Road Living Nativity, decorating our windows before gathering together for mince pies and a few drinks on Christmas eve. The location is perfect for us, when the kids where very small we'd spend our days in Lloyd park or at the Feel Good Centre, which is just as short walk across Chestnut Fields. When they got older we had a choice of outstanding schools within walking distance. Wood street is a short walk away, with lots coffee shops and bakeries, and the market with it's hidden treasures, Plus the forest is round the corner, what more can you ask for!"

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**Reception Room**

13'9" x 11'10"

**Kitchen/Diner**

22'8" x 11'6"

**Pantry**

5'2" x 4'5"

**Utility Room**

10'4" x 5'2"

**WC**

**Bedroom**

8'5" x 6'3"

**Bedroom**

11'6" x 10'7"

**Bedroom**

11'5" x 10'7"

**Garden**

52'5"



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