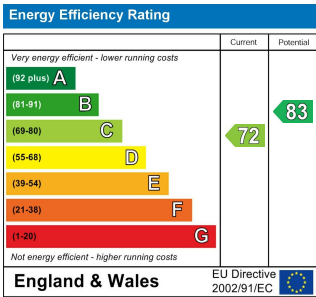




Total Area (Excluding Eaves Storage & Garden): 118.8 m<sup>2</sup> ... 1279 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



PEMBROKE ROAD, WALTHAMSTOW  
Offers In Excess Of £925,000 Freehold  
4 Bed House - Semi-Detached



Features:

- Four Bedroom House
- Semi-Detached
- Walthamstow Village Location
- Off Street Parking
- Secluded Rear Garden
- Sought After Turning
- Close to Walthamstow Central Station

Positioned on a sought-after turning in the heart of Walthamstow Village, this spacious four-bedroom semi-detached home offers a superb combination of tranquillity, character, and everyday convenience. With off-street parking and a secluded rear garden, it delivers a sense of calm rarely found so close to the action. Walthamstow Central Station is within easy walking distance, making commutes and city adventures effortlessly simple. Step outside and you're moments from the area's much-loved cafés, boutiques, and leafy streets, offering a lifestyle that's both vibrant and relaxed, perfect for those seeking charm, community, and excellent connectivity in one of East London's most desirable neighbourhoods.

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#### IF YOU LIVED HERE...

Tucked behind soft greenery, this neatly presented modern home comes with a private driveway and a smart blue front door that sets a welcoming tone from the outset.

Inside, the hallway makes a strong first impression with its decorative corning, panelled walls, and timber staircase. A built-in cupboard tucks neatly beneath the stairs, and from here you're drawn into a generous front reception—light-filled, elegant, and warmed by a log-effect gas burner. The space flows seamlessly into a dining area via a wide arch, and on to a well-planned kitchen with leafy views, timber worktops, and plentiful cabinetry.

To the rear, a second reception room leads directly outdoors and offers a more relaxed atmosphere, with exposed brick, calming hues and wraparound glazing creating a bright, tranquil retreat. Outside, the south-west facing garden is leafy and private, with established planting, sunny sitting areas, and a timber outbuilding nestled beneath mature trees.

Upstairs, the main front bedroom is spacious and airy, illuminated by two windows and finished in gentle tones with wooden floors underfoot. The second bedroom also faces the front and includes built-in storage, while a peaceful rear double looks out over the greenery. The bathroom is fresh and functional, with scope for a modern refresh if desired.

At the top of the house, the loft bedroom is bathed in natural light from both rear and roofline windows, with generous built-in wardrobes and access to eaves storage. An ensuite completes the top floor, neatly presented, with potential for cosmetic updating.

This home enjoys a fantastic setting within easy reach of some of Walthamstow's most loved spots. Just a short stroll brings you to the charm of the Village itself, where leafy streets surround a lively hub of independent shops, pubs and eateries—The Castle and Eat 17 among the local favourites. For culture lovers, the recently opened Soho Theatre branch brings a new buzz to the area with an exciting programme of live events. Lloyd Park provides wide open space, a café, and a gallery, while Wood Street Indoor Market is ideal for vintage finds and local crafts. Families are also well catered for, with highly rated schools including Barclay and Henry Maynard close by.

#### WHAT ELSE?

Transport links are excellent, with Walthamstow Central just a short walk away, providing both Victoria Line and Overground services for swift journeys into the city. Nearby Walthamstow Queens Road also connects via the Overground, making commutes and weekend outings just as easy. Whether you're heading into central London or exploring neighbouring areas, this location keeps you well connected without compromising the peaceful feel of the neighbourhood.



#### A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD  
E17 BRANCH MANAGER

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**Reception**  
11'10" x 9'3"

**Reception**  
14'8" x 13'10"

**Kitchen / Diner**  
21'3" x 9'9"

**Bathroom**  
8'3" x 5'5"

**Bedroom**  
12'6" x 9'11"

**Bedroom**  
12'10" x 10'11"

**Bedroom**  
7'10" x 6'9"

**Bedroom**  
13'5" x 14'11"

**Ensuite**  
4'8" x 4'7"

**Eaves Storage**

**Garden**  
35'9" x 29'2"



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