



Reception Room
10'4" x 13'0"

Reception Room
9'1" x 12'10"

Kitchen/Diner
13'11" x 16'7"

Utility Room
5'10" x 4'1"

Shower Room
5'9" x 4'7"

Bedroom
9'10" x 13'4"

Bedroom
9'3" x 12'9"

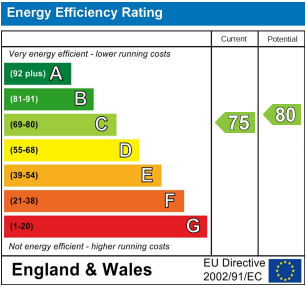
Bedroom/Study
5'6" x 5'8"

Bathroom
6'0" x 7'1"

Bedroom
9'3" x 15'9"

Ensuite Bathroom
2'11" x 11'1"

Garden
16'4" x 32'9"



CASSIOBURY ROAD, WALTHAMSTOW

Offers In Excess Of £1,050,000 Freehold
4 Bed House - Terraced



Features:

- Four Bedrooms
- Victorian House
- Arranged Over Three Floors
- Immaculately Presented Throughout
- Beautiful Extended Kitchen Diner
- Brick Fronted
- Secluded Rear Garden
- Close to Walthamstow Wetlands
- Quiet Residential Street
- Walking Distance to St James's Street Station

Home to a renowned local architect, this beautifully finished, Victorian home offers four bedrooms across three thoughtfully arranged levels. Its handsome brick façade gives an immediate sense of period presence, while the substantial kitchen/diner extension creates a particularly impressive centrepiece. The rear garden feels private and sheltered, adding valuable outdoor space to the home. Set along a peaceful residential road, the property is also conveniently placed for Walthamstow Wetlands and St James Street Station, both within easy reach. Presented to an exceptional standard throughout, it combines generous proportions, character and a refined finish in a setting that feels both established and well connected.

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IF YOU LIVED HERE...

The brick-fronted exterior features decorative red-brick detailing, a gabled upper storey and a traditional tiled path creating an inviting approach. Inside, warm wood flooring and rich, considered colour run through the ground floor, where two reception rooms connect via wide partition doors, allowing the spaces to flow naturally together. Elegant coving and a broad bay window add period character, while a softly tiled shower room and separate utility room bring further practicality.

Beyond, the kitchen/diner makes a striking impression, with a soaring exposed timber ceiling and ample skylights drawing natural light deep into the space. Pale cabinetry, warm-toned worktops and a substantial central island sit alongside extensive fitted storage and a dining area framed by tall glazing. A door opens directly onto the garden, where an expansive lawn, raised planting beds and mature greenery create a leafy, private setting, complemented by a paved terrace close to the home.

Upstairs, the first-floor landing introduces peach-toned walls, deep-painted stairs and turned balustrades. The principal bedroom is generous and atmospheric, with fitted wardrobes, a broad bay window and dark-toned woodwork, while the second bedroom also includes fitted storage and leafy outlooks. A smaller bedroom/study completes the sleeping accommodation on this level, while the thoughtfully composed bathroom combines patterned flooring, white tiling, a bath and rainfall

shower.

Above, the loft bedroom feels wonderfully secluded, washed with natural light from wide garden-facing glazing and a large skylight. Soft blush walls, dark-painted floorboards and fitted eaves storage give the room a distinctive finish, while the elevated garden outlook adds to its sense of retreat. The adjoining ensuite continues the softly coloured palette with pale green tiling, a mosaic floor, rainfall shower and its own skylight, creating a beautifully cohesive final floor.

The surrounding area brings together independent food and drink, abundant green space and strong local schooling. Weir dough Bakery is close by for sourdough, pastries and coffee, while the much-loved Big Penny Social is another local draw along the Walthamstow Beer Mile. St James Park is practically on the doorstep, with open lawns and mature trees, while Walthamstow Wetlands offers a beautiful expanse of water, reedbeds and open sky. Families also have a broad choice of schools, including Coppermill Primary, just a 3-minute walk away.

WHAT ELSE?

St James Street Station is just an 8-minute walk away, providing direct London Overground services to Liverpool Street. Blackhorse Road Station is a 14-minute walk, adding Victoria line and Overground connections for swift access across the capital, including Oxford Circus, King's Cross St Pancras and the West End.



WORD FROM THE OWNER...

"We couldn't have found a better location than this. Walk to two different parks in two minutes; with the open spaces of the Wetlands and marshes nearby. When combined with outstanding schools and easy cycle infrastructure, this has been the perfect place to raise our young family. There is a great community feel, with easy access to sports clubs, a proper local pub and High St; and the tube and overground are a short walk away for easy access to Central London. As architects, we spent a long time searching for this property - Our house is part of a short row that enjoys the largest gardens in the area. This allowed us to build a generous 6m kitchen extension with vaulted ceilings, whilst retaining a 10m long garden. Our favourite thing about the house is the far reaching views from the loft - it's a real haven with spacious green views."

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