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estates





Roma Road, Walthamstow

Offers Over £680,000

Bedrooms : 2

Receptions : 2

Bathrooms : 1

Tenure : Freehold

Floor Area : 776.00 sq ft

Local Authority : Waltham Forest

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This charming period home beautifully combines original character with modern living. The two reception rooms retain their original ceiling roses, coving and serviced fireplaces with marble surrounds, creating a warm and welcoming feel.

The spacious rear reception room comfortably accommodates a six-seater dining table, ideal for entertaining, and benefits from useful under stairs storage. The modernised kitchen flows seamlessly into the extension and features integrated fridge, freezer and washing machine, with provision for a dishwasher. High gloss cabinetry, rare high grade Explosion Blue granite worktops and additional ceiling height cupboards provide both style and excellent storage.

To the rear, the south facing garden offers a low maintenance outdoor space with a slate paved patio and artificial lawn, complemented by raised beds for planting.

Upstairs are two generous double bedrooms, both featuring cast iron fireplaces, alongside a Jack and Jill style bathroom with both bath and separate shower. The boarded loft is accessed via a fitted pull-down ladder and benefits from two windows, providing excellent storage or potential for conversion, subject to the necessary permissions.

Further features include double glazed sash windows to the front, sympathetically retaining the property's period appearance, with modern aluminium double glazing and privacy frosted glass to the rear."

Situated on Roma Road, the property is ideally placed for commuters, with Blackhorse Road Underground Station just 0.5 miles away, offering direct access to the Victoria Line and excellent connections into Central London and beyond.

Blackhorse Road is also known for its thriving community, with a fantastic selection of independent shops, local breweries, cafés and eateries to explore. For those who enjoy the outdoors, picturesque Lloyd Park and the renowned William Morris Gallery are within easy reach, while Walthamstow Wetlands is just 0.7 miles away, providing a wonderful natural escape with an array of scenic walking and cycling routes.
With a vibrant local community, excellent transport links and an abundance of green space on the doorstep, the area offers a fantastic balance of urban convenience and outdoor living.

Pursuant to the Estate Agents Act 1979 we must point out that the vendor of this property is related to a Director of our Company.















- Single Bayed Victorian terraced home
- first floor family bathroom
- short walk to Lloyd Park & The William Morris Gallery
- Two receptions
- potential to loft convert (stpp)
- two double bedrooms
- easy access to both Walthamstow Central & Blackhorse Victoria Line stations
- Sash Double glazed to the front of the property
- Extended kitchen extension vaulted ceiling

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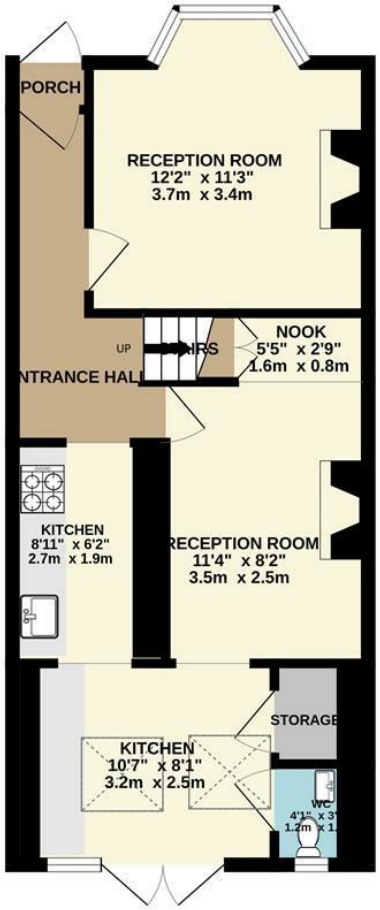




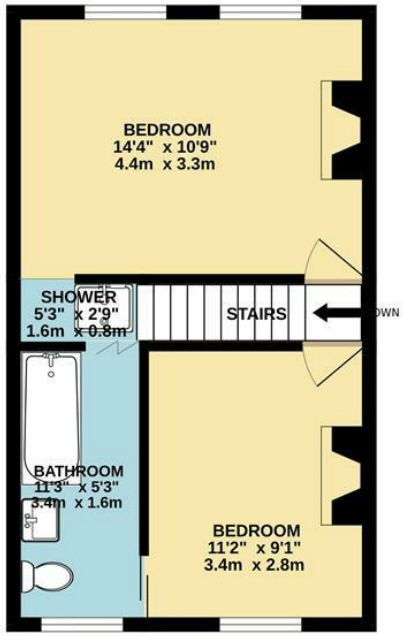




GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



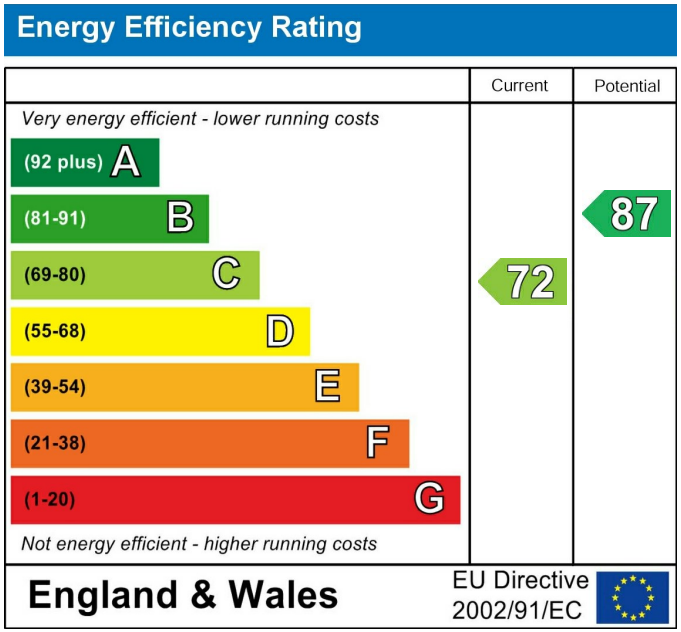
1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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