



Haroldstone Road | | Walthamstow | E17 7AW

Guide price £725,000

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A well-proportioned three-bedroom Victorian house offering a solid, well-maintained base with scope for cosmetic improvement and future extension (STPP). Ideal for buyers looking to personalise a home in a well-connected Walthamstow location. Guide Price £725,000.

Located in the popular Coppermill Lane area of Walthamstow, this well-proportioned three-bedroom Victorian house offers generous accommodation and excellent potential for buyers seeking a solid home in a well-connected and established residential location. Previously rented and well maintained, the property provides a comfortable base with scope to add value and personalise over time.

The ground floor comprises a bright front reception room, benefitting from good natural light and offering a practical living space for everyday use. To the rear, a spacious kitchen and dining area provides ample room for family living and informal entertaining, forming the main hub of the home. A ground floor shower room adds further convenience and flexibility.

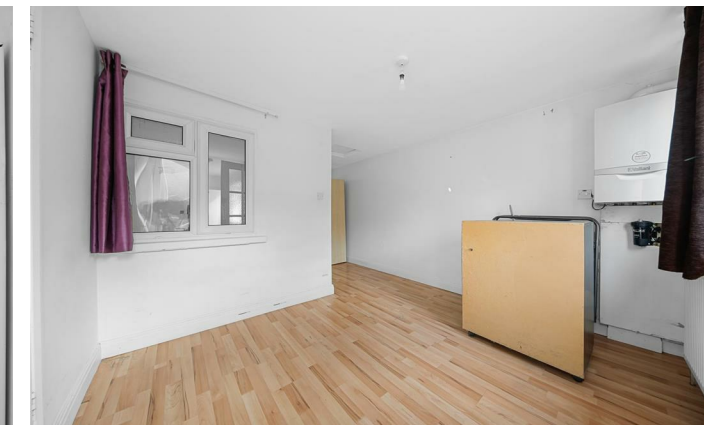
The layout lends itself well to modern living while retaining the proportions typical of a Victorian house, offering a straightforward and functional arrangement throughout.

Upstairs, the property offers three well-proportioned double bedrooms, each providing generous space consistent with the period and ideal for family use, home working, or guests.

Outside, the rear garden offers a private outdoor space with potential for improvement, suitable for relaxing or entertaining during the warmer months.

Haroldstone Road is ideally positioned with excellent transport links via St James Street Overground and Blackhorse Road (Victoria Line), offering swift access into Central London making this a well-located home with strong long-term appeal.

- Through Lounge
- Kitchen Diner
- Dining Room
- Ground Floor Shower Room
- Three Double Bedrooms
- First Floor Three Piece Bathroom
- Potential to convert loft subject to planning
- Close to St James Street Station
- Vacant
- Freehold





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## Through Lounge

24'8 x 14'10 (7.52m x 4.52m)

A bright and generously proportioned open-plan living area, featuring a wide bay window to the front that allows an abundance of natural light to flow throughout the space. The room offers excellent versatility, comfortably accommodating both lounge and dining arrangements, making it ideal for modern living and entertaining. The clean white décor and warm wood flooring create a fresh, contemporary feel, while the recessed stairwell adds character and practical use of space. Overall, this is a welcoming and well-balanced room that blends comfort, light, and functionality.

## Dining Room

19'2 x 10'6 (5.84m x 3.20m)

A well-proportioned dining area featuring a front-facing window that allows plenty of natural light into the space. Conveniently positioned adjacent to the kitchen, it provides an ideal setting for everyday dining or hosting family meals and informal gatherings. The room also benefits from direct access to the ground floor shower room and the rear courtyard garden, offering excellent practicality and ease of use.

## Shower Room

9'7" x 2'11" (2.93 x 0.91)

A functional three-piece ground floor shower room comprising a shower enclosure, wash hand basin, and low-level WC. Finished with tiled walls to the shower area and practical built-in shelving, the room provides convenient facilities for everyday use.







## Bedroom 1

15'0" x 11'1" (4.58 x 3.39)

A spacious road-facing principal bedroom extending the full width of the property. The room is well-proportioned and filled with natural light from large front windows, offering ample space for bedroom furniture while retaining a bright and airy feel. Neutral décor provides a clean, versatile canvas suitable for a range of furnishing styles.

## Bedroom 2

10'9" x 9'4" (3.29 x 2.86)

A well-proportioned rear-facing bedroom overlooking the garden, featuring a large double-glazed window that provides good natural light. The room is finished with fitted carpet, a radiator, and multiple power points, offering a comfortable and practical sleeping space suitable for a variety of uses.

## Bedroom 3

10'9" x 9'1" (3.29 x 2.79)

A well-sized rear-facing double bedroom enjoying views over the garden and benefiting from a large double-glazed window that allows good levels of natural light. The room is finished with fitted carpet, a radiator, and multiple power points, providing a comfortable and flexible space suitable for use as a bedroom, guest room, or home office.

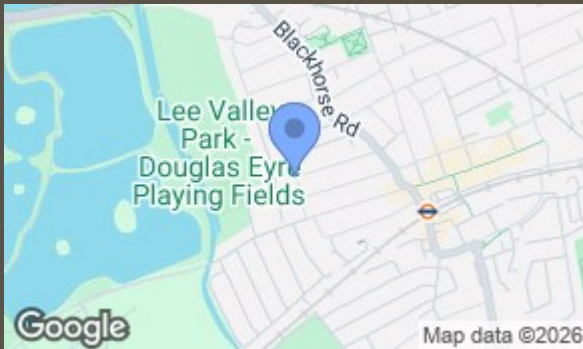
## Bathroom

A modern, well-appointed family bathroom comprising a panelled bath with shower attachment, wash hand basin set within a vanity unit, and a low-level WC. The room is fully tiled in a neutral finish and benefits from a frosted double-glazed window providing natural light and ventilation, along with a heated towel rail.

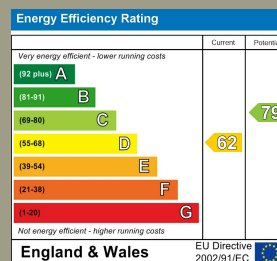
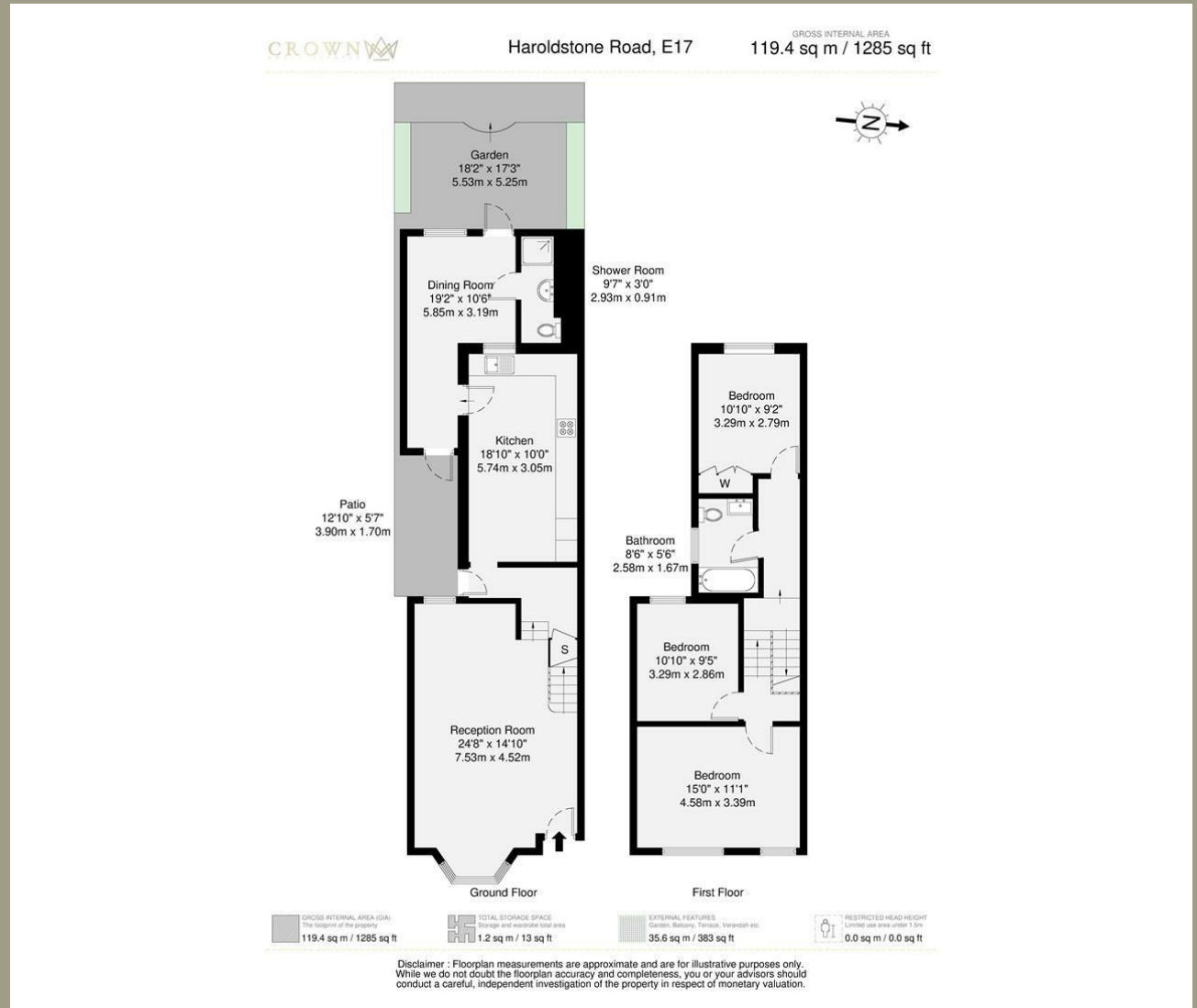


At Crown Group Estates, we offer a proactive, client-focused approach to property sales, supported by strong local knowledge and professional marketing.





The property is situated on Haroldstone Road, a quiet residential turning within easy reach of Walthamstow Central Station (Victoria Line & Overground), providing access to Central London. Hoe Street and Walthamstow High Street are nearby, offering shops, cafés, restaurants, and amenities. Lea Bridge Road and Forest Road offer road access for motorists.



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