



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



William Rose  
Woodstock Road, E17  
Approximate Gross Internal Floor Area: 185.65 sq m / 1998 sq ft (Including Cellar)  
Approximate Gross Internal Floor Area: 130.34 sq m / 1403 sq ft (Excluding Cellar)



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq ft.

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Date: 11/10/2025

## 61 Woodstock Road, Walthamstow, London, E17 4BH

## Offers In Excess Of £900,000

- Substantial semi-detached family home
- Chain free
- Close to Epping Forest, Wood Street cafés, and local schools
- Bright kitchen with direct access to the rear garden
- Potential for further development (stpp)
- Three double bedrooms
- Large Garage and parking
- Great transport links via Overground and Walthamstow Central (Victoria Line)
- Very well maintained
- Two receptions with separate dining room

## 61 Woodstock Road, London E17 4BH

A spacious and characterful three-bedroom semi-detached family home on sought-after Woodstock Road, Upper Walthamstow. Offering versatile living space across three levels, including two reception rooms, a large cellar, and a large rear garden, this property combines period charm with excellent potential for further development. Ideally located near Epping Forest, top local schools, and great transport links into Central London.



Council Tax Band: D



Nestled on one of Upper Walthamstow's most sought-after tree-lined streets, this impressive semi-detached family home on Woodstock Road offers a rare blend of period charm, generous living space, and exciting potential for further development.

Set over three levels, the property provides wonderfully versatile accommodation. The ground floor welcomes you with two spacious reception rooms—ideal for family living and entertaining—alongside a bright dining room that leads to a well-proportioned kitchen overlooking the beautiful rear garden. A convenient ground floor WC and integral garage add to the practicality of the home.

Upstairs, the first floor features three generous double bedrooms and a smaller fourth bedroom that works perfectly as a nursery, home office, or dressing room. A large family bathroom completes the upper level.

The lower ground floor houses a substantial cellar, offering excellent storage or the potential to convert into additional living space, subject to the usual planning consents. With the generous garden and side access, there's also scope to extend the kitchen or add a rear or loft conversion, allowing buyers to truly tailor the home to their lifestyle.

Located in the heart of Upper Walthamstow, the property enjoys close proximity to Epping Forest, offering endless opportunities for walking, cycling, and outdoor leisure. Highly regarded schools are within easy reach, including Woodside Primary Academy and Barclay Primary, making it an ideal location for families.

For commuters, Wood Street Station (Overground) is just a short walk away, providing quick access to Liverpool Street in around 20 minutes.

Walthamstow Central (Victoria Line) is also nearby, ensuring excellent transport links across London. Local amenities, artisan cafés, and the vibrant Wood Street Market are all on your doorstep, adding to the area's friendly community feel.

With its spacious layout, excellent location, and clear potential to grow, this home represents a superb opportunity to secure a substantial family property in one of East London's most desirable residential pockets.