

For memories made
and memories to come.

Turner Road, Walthamstow E17

- ◆ Four-bedroom Victorian house
- ◆ 41-foot garden
- ◆ Two stylish bathrooms
- ◆ Modern kitchen
- ◆ Column-style radiators
- ◆ Refurbished fireplaces
- ◆ Herringbone oak parquet flooring
- ◆ New wool carpets
- ◆ Nearby to Underground & Overground
- ◆ Close to outstanding schools

Filled with natural light and beautifully finished throughout, this immaculate four-bedroom home has a wonderfully warm and friendly feel. Lovingly renovated from top to bottom, its traditional features have been carefully preserved. At the same time, the whole house has been updated with thoughtful details, including herringbone parquet and a palette of heritage paint shades.

Improvements undertaken over the last four years include rewiring (with new anthracite sockets and switches) and a loft extension with two good-sized double bedrooms and a stylish bathroom. The

existing kitchen and family bathroom were also redesigned.

Every element has been carefully considered – from new wool carpets to Crittall-style rear doors, which provide a link to the landscaped garden. The internal doors have also been replaced with fire doors finished with tactile white crackle and bronze mortice knobs, and a new boiler has been fitted, alongside attractive column-style cast-iron radiators in every room.

One of the prettiest homes on a quiet tree-lined street in Walthamstow, the house greets you with a fabulous London Stock brick frontage – painstakingly restored and repointed by experts Barkers Heritage just a year ago – punctuated by white-painted stone sills and lintels to the bay window.

“Bespoke alcove cupboards and shelves flank a handsome cast-iron fireplace.”

“West-facing, the room is flooded with light during the afternoons, which streams in through the side window and the anthracite-framed rear glazed door.”

The roof was retiled at the same time.

A new timber picket fence shields a sandstone-paved front garden with cherry laurel planting, which leads to an arched recessed porch. Painted in Farrow and Ball's eye-catching 'Nancy's Blushes', the front door features a brass pull and cheerful fox knocker, and is topped with a gilded numbered transom to complete the look.

STEP INSIDE

One of the standout features of the house is its perfect east-west aspect, bathing it in natural light that moves through the rooms during the day. This is evident from the moment you enter the hallway,

where sunlight catches the pale blush walls (painted in 'Melrose' from Rust-Oleum) and enhances the warm oak parquet flooring, which begins here and flows throughout the entire ground floor.

A door to your right opens to the dual-aspect living room, lit by a large bay (with custom white Venetian blinds) to the front, and fabulous rear Crittall-style French doors that open to the leafy side return courtyard.

The warm white walls rise to coved ceilings with ornate roses and pendant fittings, while the central beam, large bank of bespoke understairs storage, and the door reveal have all been picked out in 'Salmon' by Rust-Oleum, for playful pops of colour. Bespoke alcove cupboards and shelves flank a handsome cast-iron fireplace with a black hearth, and two additional anthracite grey column-style radiators add to the cosy vibe.

Step down into the kitchen, fitted in 2021, where forest green cabinetry, featuring brass handles, pairs with a pale quartz

worktop and a white tiled splashback with pale pink grout. West-facing, the room is flooded with light during the afternoons, which streams in through the side window and the anthracite-framed rear glazed door.

Integrated for a sleek, clean look, appliances include an induction hob with overhead extractor, an oven, a microwave, a dishwasher, a fridge-freezer and space for a washing machine and tumble dryer. There's an industrial-style ceiling pendant, a wide ceramic sink with a traditional brass mixer tap, and the Worcester Bosch boiler is also discreetly housed here.

Take the staircase – with anthracite grey painted bannisters and new wool carpet, which continues along the landing into all the bedrooms. As seen downstairs, the walls are a blush pink, and the space is lit by a white multi-spot fitting.

Spanning the front of the house, the white walls of the primary bedroom are bathed daily in morning sunshine from the two front-facing windows, fitted with custom

white Venetian blinds. A pair of bespoke, full-height double wardrobes offers ample storage and frames a white-painted, cast-iron feature fireplace. There's also a pendant fitting and a white column-style radiator.

Adjacent, the second double bedroom is lit by a rear-facing window with a bespoke blackout roller blind and a white column-style radiator beneath. The walls are decorated with terrazzo-esque monochrome spots and geometric mountain-style murals in mustard and teal.

You'll find the large family bathroom towards the rear, where deep emerald walls and off-white hexagon penny mosaic floor tiles are brightened by white wall tiling with contrasting grey grout. A bath lies beside a frosted window with white Venetian

“A bath lies beside a frosted window with white Venetian blinds as well as a luxuriously large walk-in rainfall shower.”



blinds as well as a luxuriously large walk-in rainfall shower, with a separate shampoo attachment and a Crittall-style screen, while a white vanity basin with traditional-style chrome taps, a white towel rail radiator, and a close coupled loo complete the suite.

Illuminated by a large skylight, a second staircase leads up to the loft floor. The two bedrooms here are both good-sized doubles and share a similar décor scheme, with neutral wool carpets, anthracite column-style radiators, black spotlights, and walls painted calming 'Aloe' green by Rust-Oleum. The front-facing bedroom features a pair of Velux windows and handy storage under the eaves. The rear bedroom faces the garden and is currently used as a peaceful home office.

Between the two, the second bathroom pairs dramatic terracotta walls ('Sienna' by Rust-Oleum) with fantastic large-chip terrazzo tiling. There's a walk-in shower with a black sliding screen, a black storage vanity with a traditional-style mixer tap, a black towel rail radiator and a close-

coupled loo beneath a frosted window.

OUTDOORS

Extending 41-feet, the garden was landscaped in 2022 and is enclosed by timber fencing painted anthracite grey to match the painted render at the back of the house, providing a nice contrast with the leafy planting.

A sandstone-paved side return courtyard leads to a grassy lawn with sleeper-edged borders filled with cherry laurels, lavender and jasmine. Thanks to the west-facing aspect, the sun hits different areas of the garden throughout the day, with the rear raised timber decked seating area ideally placed to enjoy beautiful early evening sunsets.

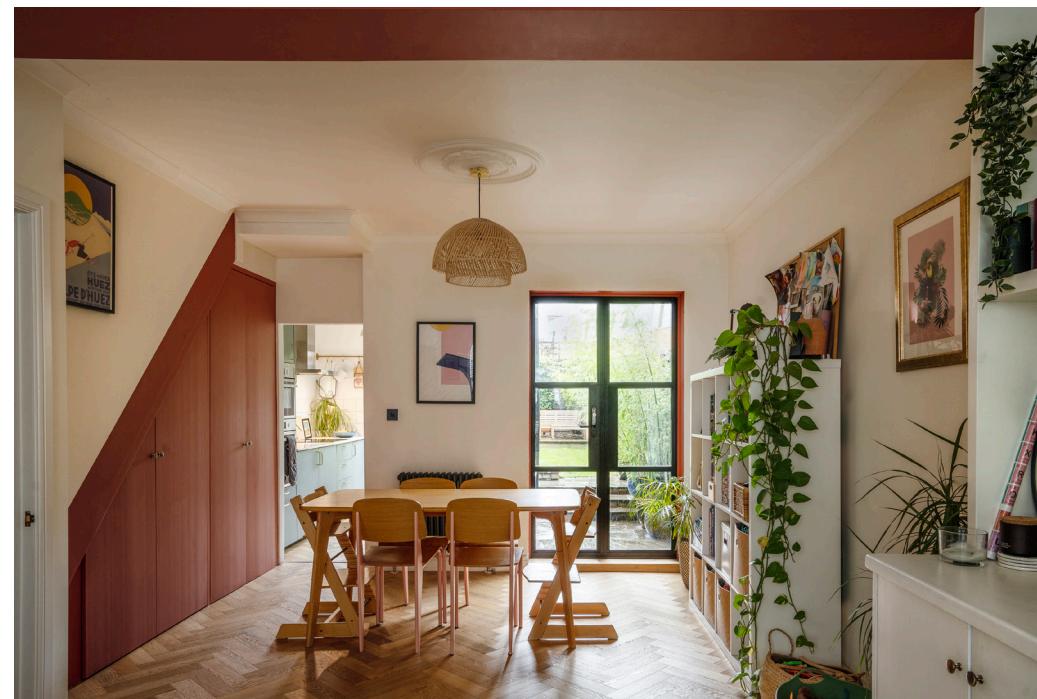
"A sandstone-paved side return courtyard leads to a grassy lawn with sleeper-edged borders filled with cherry laurels, lavender and jasmine."



Double reception room



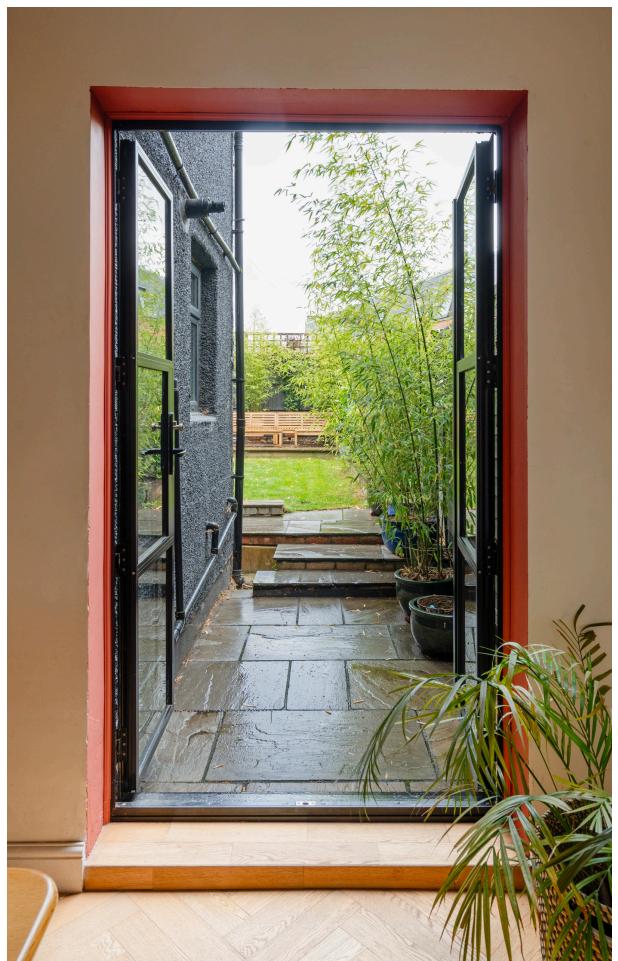
Double reception room



Double reception room



Double reception room





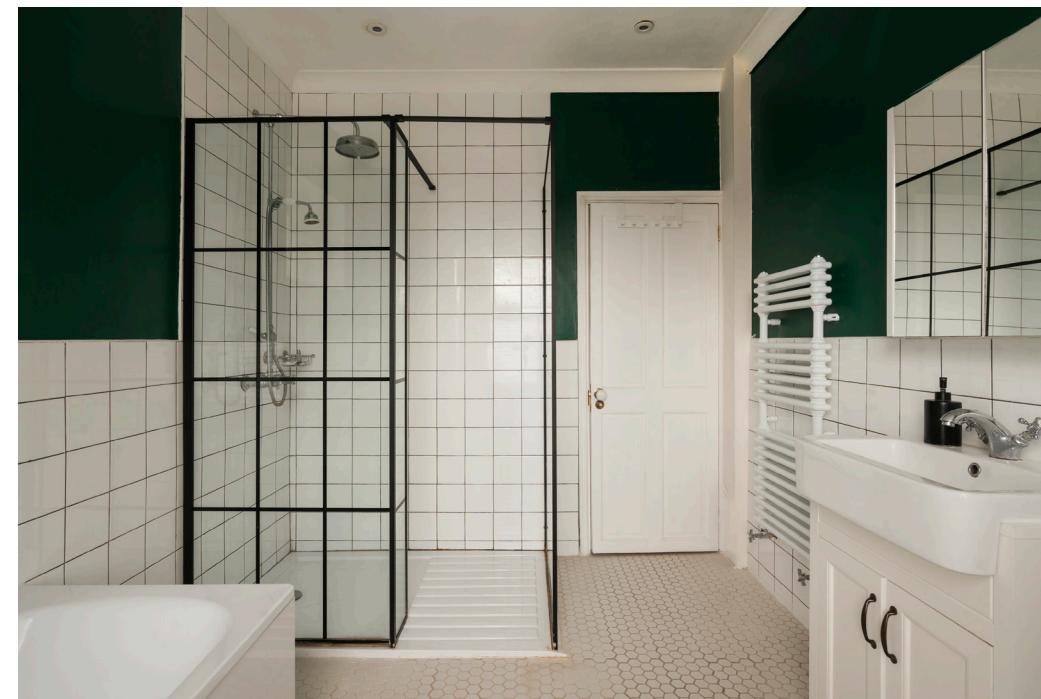
View to kitchen



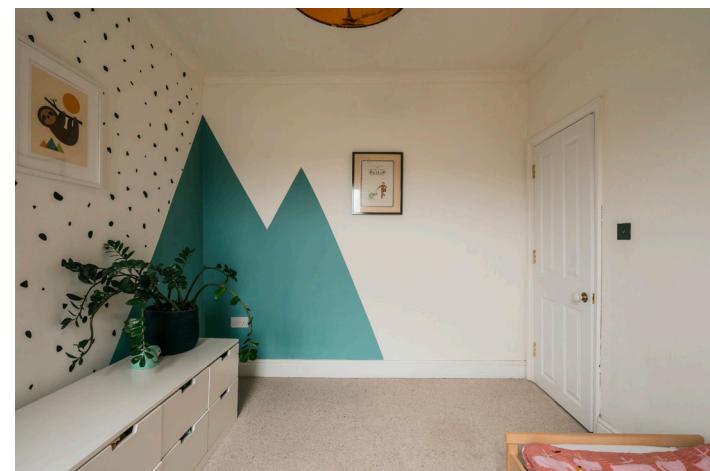
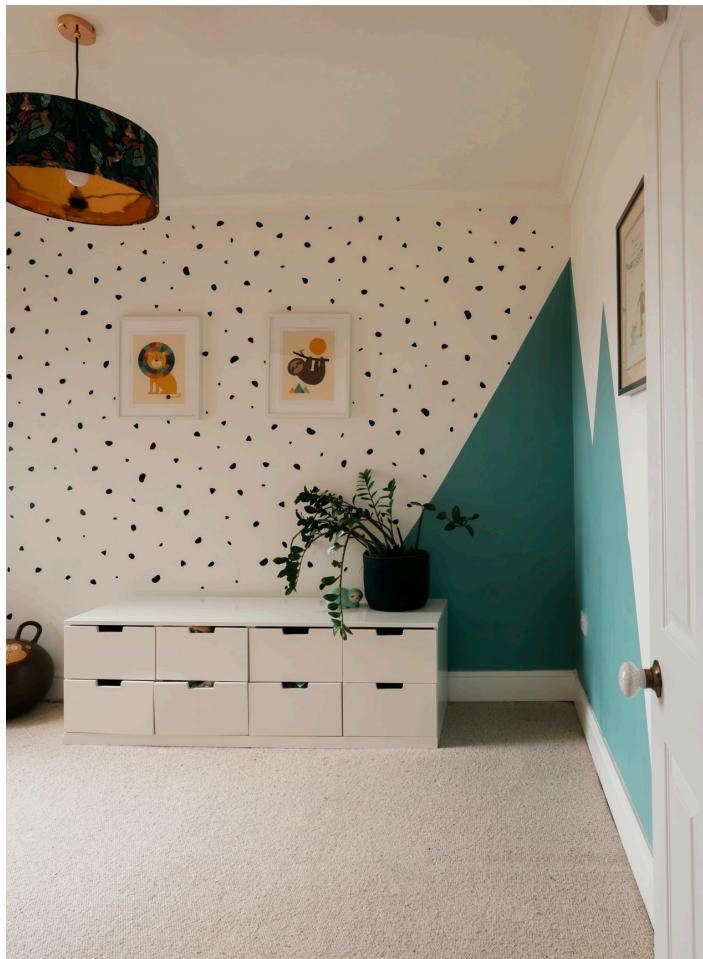
Kitchen



Bathroom



Bedroom



Primary bedroom



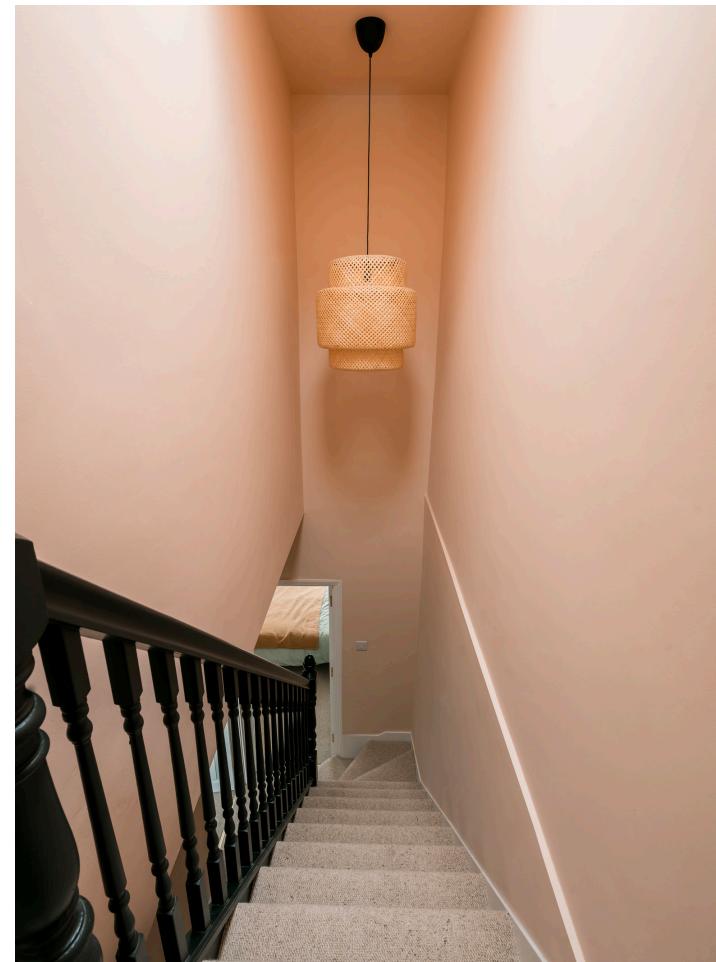


Primary bedroom



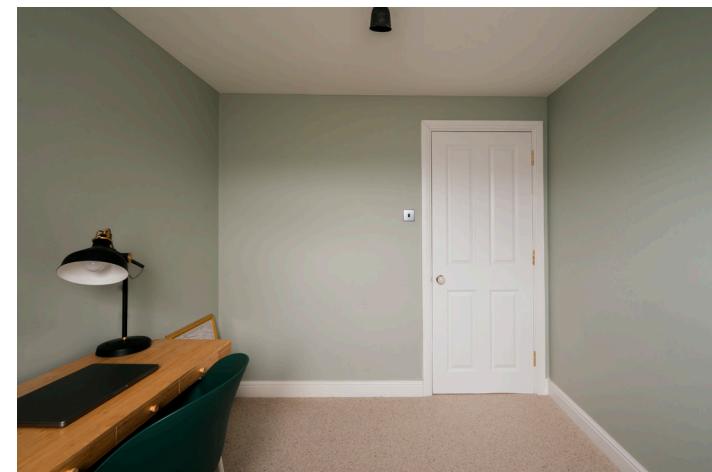


Stairs to second floor





Bedroom





Shower room / second floor landing



Bedroom





Garden



Garden



Front of house



Turner Road, Walthamstow E17

APPROXIMATE FLOOR AREAS

Ground Floor

412 SQ. FT (38.31 SQ. M)

First Floor

406 SQ. FT (37.78 SQ. M)

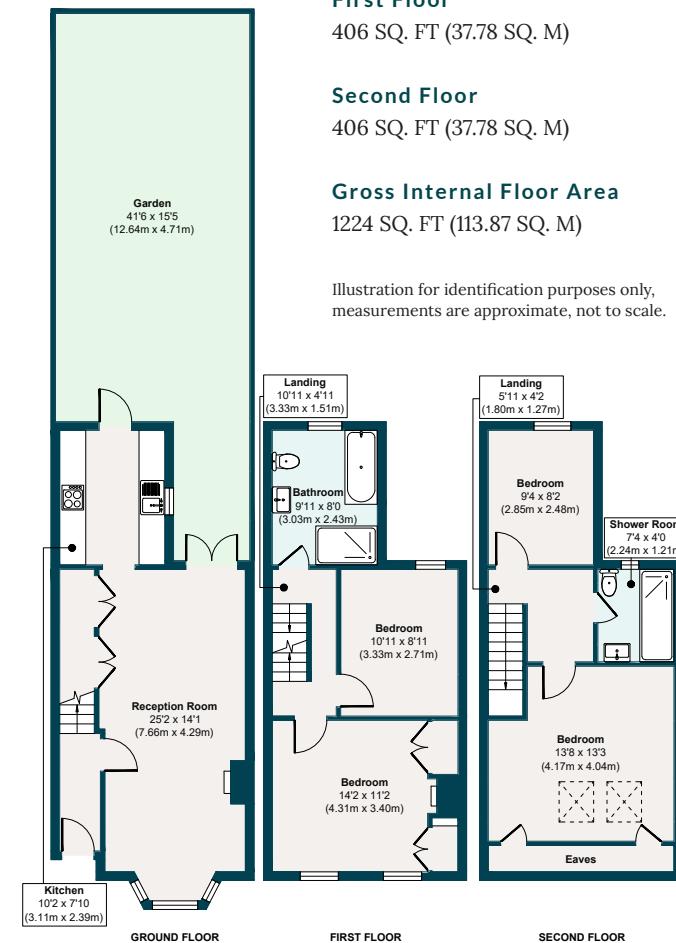
Second Floor

406 SQ. FT (37.78 SQ. M)

Gross Internal Floor Area

1224 SQ. FT (113.87 SQ. M)

Illustration for identification purposes only,
measurements are approximate, not to scale.



The neighbourhood

GETTING AROUND

A five-minute walk takes you to Wood Street station (Weaver Line), whizzing you to Liverpool Street or the great transport options at Walthamstow Central station (on both the Victoria Line and the Overground). You can also walk to Walthamstow Central in under 20 minutes through the Village.

IN THE NEIGHBOURHOOD

Turner Road's fantastic location offers a rare mix of city life and nature on your doorstep. In nearby Walthamstow Village, you'll find great coffee and pastries at The Village Bakery, the Good Egg at Eat17 for honest British food, Orford's Fish and Chips, Gnarly Vines on Hoe Street, Pillars Taproom and many more besides. The

Queen's Arms gastropub and The Castle also serve up traditional Sunday roasts.

The current owners particularly recommend Bargo and Hometipple for drinks and great food; Ravenswood Collective and the Blitz Factory events venues; Bern's and the Beans café; God's Own Junkyard, plus Pillar's Brewery, Malt Haus, Real Al Company, Mother's Ruin and Blitz Factory for drinks. They also rate The Collab, Soda Pizza and Yard Sale Pizza on Hoe Street. Closer to home on Wood Street, The Duke, Clapton Craft, Wood Street Bakery and Chocolatine Bakery, The Coven of Witches plant-based deli, plus Dudley's and Sunny's cafés, are all also well worth a visit.

Head over to picturesque Lloyd Park (under 20 minutes' walk) to find the William Morris Gallery, a regular Saturday market and Deeney's, for their legendary toasties. Local sellers also recommend Vestry Museum in the Village (due to reopen early next year after an extensive refurbishment), which has a diverse range of exhibitions to suit all tastes and interests, plus a lovely garden and coffee shop.

Fellowship Square is just 12 minutes on foot, with fountains for kids in the summer and plenty of outdoor events, while Feel Good Centre for soft play and swimming is also close by, and the newly-opened Soho Theatre Walthamstow is a 17-minute

walk. Wood Street Library is a stone's throw away, while East of Eden offers Pilates. Alternatively, connect with nature at Walthamstow Wetlands, a 45-minute stroll away, or reach Epping Forest in 15-20 minutes by car.

SCHOOLS

The house is in the catchment of some fantastic schools, including Ofsted-rated 'Outstanding' Woodside Primary Academy (five minutes' walk) and St. Mary's Primary (11 mins), as well as Henry Maynard School (11 mins) and Our Lady and St George's Catholic Primary (four mins), both rated 'Good'. Walthamstow School for Girls (one of the top state secondaries in East London) is a nine-minute walk away.

A note from the owners

“This house really feels like a warm and loving family home. The amount of direct light it gets, with beautiful rays of sunshine throughout the day, is a real delight. It’s hard to pick a favourite area, but we particularly love the parquet flooring and the open plan living/dining room with its double doors out to the sun-trap garden – they look stunning in the winter and create a wonderful outside-in feeling in summer.”



Notes

Notes

Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

MORTGAGES

Contact: Oliver Dulson
Title: Mortgage & Insurance Broker
Company: Mortgage and Money Management
Info: 01920 821333 | oliverdulson@mandmm.co.uk

Contact: Lee Cawley
Title: Founder
Company: Victoria Park Mortgages
Info: 020 3441 3084 | lee@victoriaparkmortgages.co.uk

SOLICITORS

Contact: Jack Bending
Title: Partner
Company: JE Baring & Co Solicitors
Info: 020 7242 8966 | jackbending@jebaring.co.uk

Contact: Laura Scullion
Title: Conveyancing Executive
Company: Barretts Law Ltd
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SURVEYORS

Contact: Katie McManus
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Contact: Ronnie Campbell
Title: BSc MRICS – Managing Director
Company: London Building Surveyors
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