helloe4@central-estates.co.uk

28 The Avenue
London
E4 9LD

central-estates.co.uk

MacDonald Road
Walthamstow E17 4AZ

Terraced Freehold House

OIEO £725,000









Tucked away on a quiet cul de sac in a popular part of Walthamstow, this beautifully presented two double bedroom home offers approximately 921 sq. ft. of thoughtfully arranged living space, a stylish contemporary interior and a lovely private rear garden. With a spacious kitchen/diner, two generous bedrooms and a versatile loft room, this is a wonderful home for anyone looking for a peaceful setting without compromising on convenience. Offered for sale with no onward chain, there's also potential to extend (STPP), providing plenty of opportunity for the future. Stepping inside, the welcoming reception room is full of character, with a square bay window bringing in plenty of natural light, warm wood flooring and a traditional fireplace creating a cosy focal point. There's ample room to relax and unwind, while the neutral décor and attractive proportions make this a comfortable and inviting space. To the rear, the impressive 19ft kitchen/dining room is undoubtedly the heart of the home. Beautifully finished with contemporary white cabinetry, integrated appliances and generous worktop space, the kitchen is both practical and stylish. The open layout provides plenty of room for a large dining table, making it ideal for everything from everyday family meals to entertaining friends. Wood flooring runs throughout, while a large skylight and windows overlooking the garden fill the space with natural light. Cleverly designed storage beneath the stairs adds to the practicality. Outside, the private rear garden extends approximately 28ft and has been thoughtfully landscaped to create a lovely space for relaxing and entertaining. A generous, decked seating area provides the perfect spot for summer barbecues or morning coffee, while the lawn, raised planting beds and established greenery bring a welcome touch of nature. It's a manageable yet versatile outdoor space, with room for children to play or simply enjoy a little peace and quiet. Upstairs, the first floor offers two well-proportioned double bedrooms, both bright and comfortable with plenty of flexibility for different needs. The larger bedroom enjoys attractive windows overlooking the street, while the second bedroom would work equally well as a child's room, guest bedroom or home office. The family bathroom has been finished to an excellent standard, with striking terrazzo-style flooring and detailing, soft pink accents, a contemporary vanity unit and a bath with an overhead rainfall shower, creating a space that feels both modern and welcoming. A further staircase leads to a useful loft storage area, complete with a skylight allowing plenty of natural light and additional eaves storage on either side. Currently utilised as a home office, this adaptable space provides a practical solution for storage or occasional use, offering added flexibility without compromising the main living accommodation.

MacDonald Road enjoys a particularly appealing position, tucked away on a quiet no through road while remaining within easy reach of everything that makes Walthamstow such a popular place to live. Wood Street Station is approximately half a mile away, offering direct services into London Liverpool Street, while Walthamstow Central is just under a mile away, with convenient bus connections available from the end of the road. The ever-popular Walthamstow Village is also around a 10-minute walk away, with its independent cafés, restaurants, traditional pubs and neighbourhood shops. Families will appreciate the excellent choice of nearby schools, including Chapel End Infant School and Early Years Centre, Chapel End Junior School, Woodside Primary Academy and Frederick Bremer Secondary School, all within easy reach. The open spaces of Chestnut Fields and Epping Forest provide plenty of opportunities for weekend walks, cycling and outdoor adventures. Wood Street itself offers a wonderful mix of independent shops, cafés and everyday amenities, adding to the area's friendly neighbourhood feel.

Ratings

Energy Efficiency Rating	**66**
Council Tax Band	**C**

0.6 miles

1

Garden

2

Permit Parking

1

Floor Plans

