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The Crescent
Walthamstow E17 8AB

Terraced Freehold House

OIEO £950,000









Beautifully refurbished from top to bottom, this stunning four-bedroom Victorian home offers an exceptional blend of period character, contemporary design and generous family living. Arranged over three floors and extending to approximately 1,387 sq. ft., every detail has been thoughtfully considered, creating a stylish and welcoming home that's ready to move straight into. From the elegant wall panelling and double-glazed sash windows to the herringbone wood flooring, column radiators and beautifully finished bathrooms, there's a real sense of quality throughout. Behind the attractive yellow brick frontage, the entrance hallway leads into a charming bay-fronted reception room. Bathed in natural light, this inviting space features decorative wall panelling, ornate cornicing, a feature fireplace recess and beautiful herringbone flooring, creating the perfect setting for relaxing evenings and cosy weekends. To the rear, the house opens into a spectacular extended kitchen and dining space, undoubtedly the heart of the home. Designed with both everyday family life and entertaining in mind, this wonderfully bright and spacious room features a contemporary fitted kitchen with sleek cabinetry, marble-effect worktops and a generous central island. An impressive expanse of overhead glazing floods the room with natural light, while full-width glazed doors open directly onto the south-facing garden, creating a seamless connection between indoors and out. With ample room for a large dining table and additional seating, it's a fantastic space for everything from busy family breakfasts to evenings spent entertaining friends. A stylish ground-floor cloakroom adds further convenience. Outside, the beautifully finished south-facing rear garden provides a lovely extension of the living space. With a paved terrace, neatly laid lawn and contemporary timber fencing, it's an inviting spot for summer dining, children's play or simply enjoying a little sunshine in your own private outdoor retreat. Upstairs, the first floor is home to two generously proportioned bedrooms. The impressive principal bedroom stretches across the front of the house, with a beautiful bay window, additional sash window, bespoke fitted wardrobes and its own stylish en-suite shower room. The second bedroom overlooks the rear garden and offers plenty of flexibility for family life. Completing this floor is a luxurious four-piece family bathroom, beautifully finished with contemporary tiling, a freestanding bathtub, separate walk-in shower and elegant brass fittings. The thoughtfully converted loft provides two further bedrooms, creating a wonderfully versatile top floor. The larger bedroom is particularly spacious, with rooflights drawing in natural light and useful built-in eaves storage, while the fourth bedroom would work equally well as a child's bedroom, guest room or home office. A contemporary shower room completes the accommodation, making this floor ideal for growing families or visiting guests.

The Crescent is a quiet, sought-after residential turning just off St. James Street and close to Coppermill Lane, perfectly placed for enjoying the best of Walthamstow. St. James Street offers a vibrant mix of independent shops, cafés and restaurants, with local favourites including Weirdough, Curious Goat and Crate E17. The nearby railway arches are also home to a thriving collection of independent businesses and social spaces, including the popular Untraditional Pub. Transport links are excellent, with St. James Street Station just moments away, offering Weaver Line services to Liverpool Street in approximately 20 minutes. Blackhorse Road Station, with its Victoria Line connections, and Queen's Road Station on the Suffragette Line are also within walking distance. Families benefit from well-regarded local schools, including Coppermill Primary School, while St. James Park is just a short stroll away.

Ratings

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

0.1 miles

Garden

Permit Parking

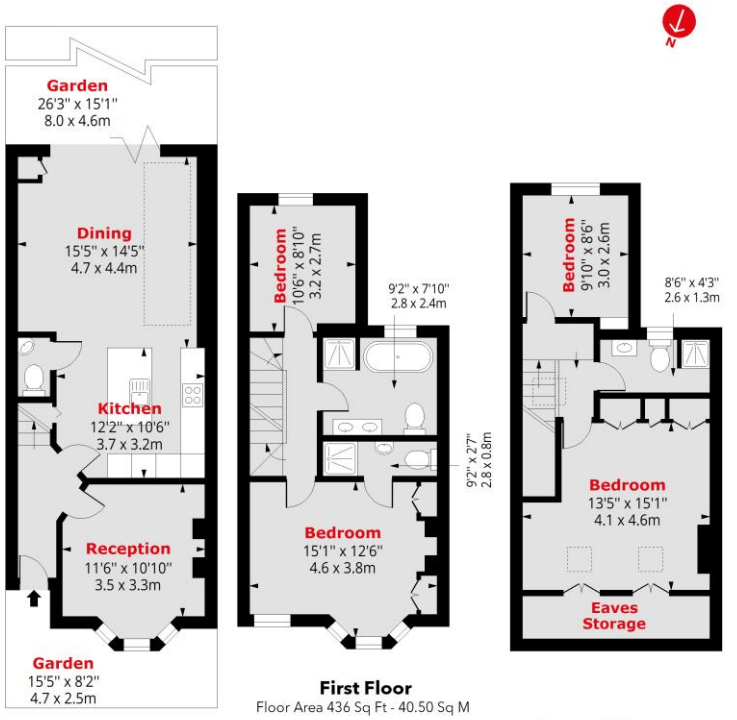
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Floor Plans

The Crescent E17
Approx. Gross Internal Area 1387 Sq Ft - 128.85 Sq M
Approx. Gross Eaves Storage 52 Sq Ft - 4.83 Sq M



Certified Property Measurer

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 feet.

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