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Herbert Road
Walthamstow E17 8DY

Terraced Freehold House

OIEO £600,000









Situated on a quiet residential turning, this spacious four-bedroom family home offers approximately 1,142 sq. ft. of well-arranged accommodation set across three floors, providing excellent space for modern family living. The ground floor features a bright and generous kitchen/dining room, ideal for everyday living and entertaining. Large sliding doors open directly onto the private rear garden, allowing natural light to flood the space and creating a seamless connection between the indoors and outdoors. The property also benefits from a private garage and a convenient ground floor bathroom. To the rear, the property enjoys a 25ft south-east facing garden, perfect for enjoying afternoon and evening sun and offering a lovely space for relaxing, entertaining or family activities. The first floor hosts a spacious reception room, offering a comfortable and versatile living area with plenty of natural light, alongside a well-proportioned bedroom. The remaining three bedrooms are located across the upper floors, providing flexible accommodation for growing families, guests or those working from home. A family bathroom serves the bedroom levels. Offering excellent potential and positioned in a peaceful residential location, this property presents a fantastic opportunity to create a wonderful long-term family home.

Herbert Road is a highly sought-after, family-friendly turning with a strong sense of community, ideally situated just south of St James Street. The property falls within the catchment area of several well-regarded primary schools, along with a choice of popular secondary options nearby, making it a particularly attractive location for growing families. St James Street Station is around a 15-minute walk, offering Overground services into London Liverpool Street in approximately 13 minutes, ideal for commuting parents. On your doorstep is Crate17, home to boutique-style shops, shared working spaces, restaurants, bars and cafés, perfect for relaxed weekends and family meetups. There are also plenty of excellent local favourites to enjoy, including The Curious Goat, Café 56, Beaten by a Whisker, Weirdough, True Craft and Taco. For outdoor time, families will love having the open green spaces of the Coppermill Wetlands and St James' Park just minutes away, ideal for walks, playtime and weekend adventures.

Features

- Approx. 1,142 Sq. Ft
- Four Bedroom House
- Private Garage
- 25ft Southeast Facing Garden
- Quiet Turning
- Great Family Home
- Council Tax Band C

EPC Ratings

Energy Efficiency Rating	71

0.7 Miles

2

Garden

4

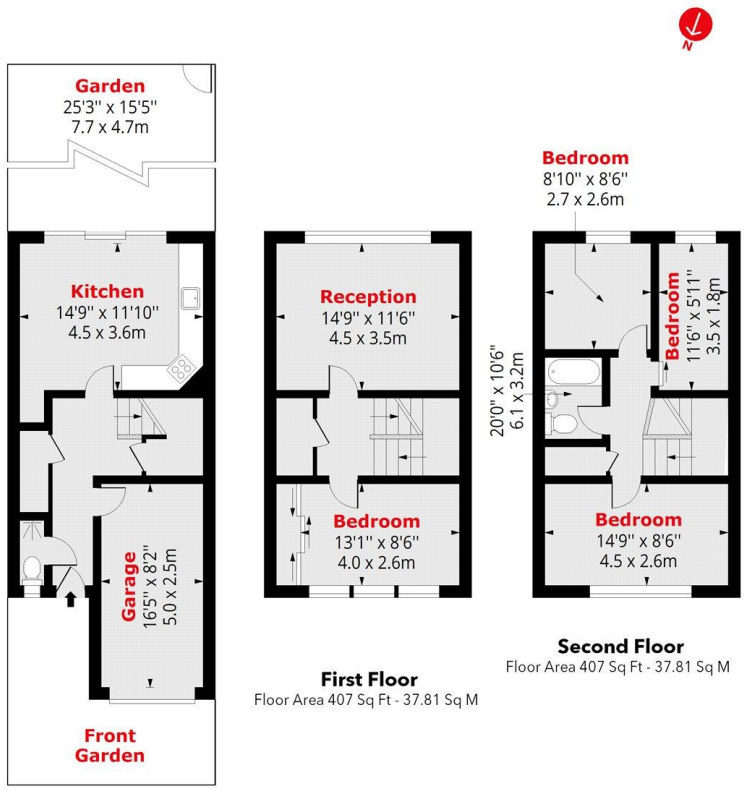
Garage

1

Floor Plans

Herbert Road E17

Approx. Gross Internal Area 1142 Sq Ft - 106.09 Sq M
Approx. Gross Garage Area 135 Sq Ft - 12.54 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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