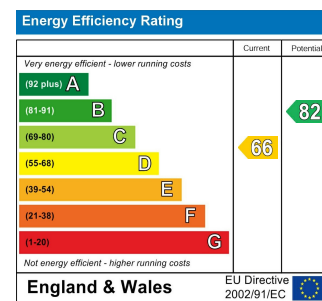
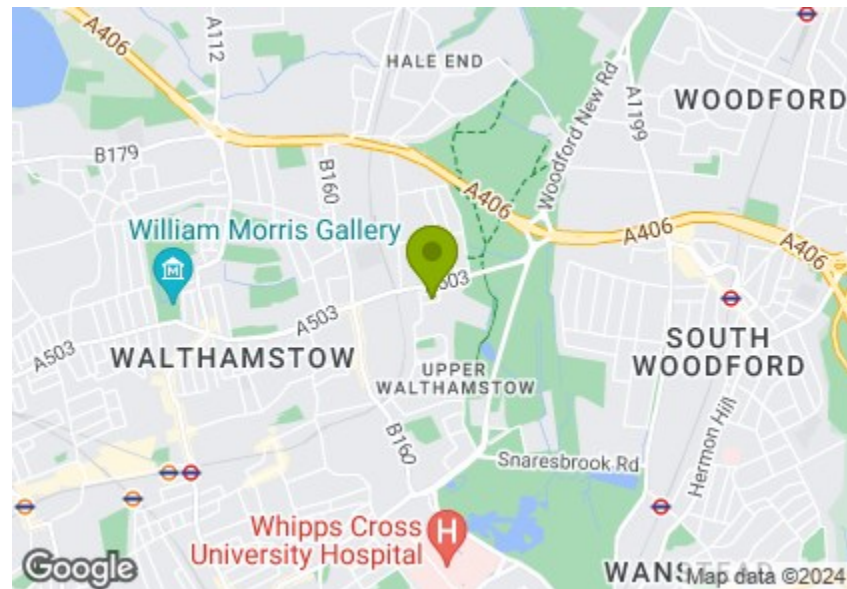




Total Area: 180.7 m<sup>2</sup> ... 1945 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## HEMPSTEAD ROAD, WALTHAMSTOW

Offers In Excess Of £1,100,000 Freehold  
5 Bed House - Semi-Detached



### Features:

- Five Bedroom House
- Semi Detached
- Upper Walthamstow Location
- Fully Refurbished Throughout
- Spacious Kitchen/Diner
- Gated Off Street Parking
- Large Rear Graden
- Chain Free

A refined and sumptuous five bedroom semi detached home of colossal proportions, with a beautiful, landscaped rear garden. You're mere moments from Epping Forest here, with Wood Street half a mile away for all your day-to-day needs.

Venture further and the historic environs of Walthamstow Village are twenty minutes on foot or six by bike. Explore Walthamstow's former High Street - Orford Road - for a bounty of high end places to sup and savour.

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0203 397 2222

**E4 & N17**  
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0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

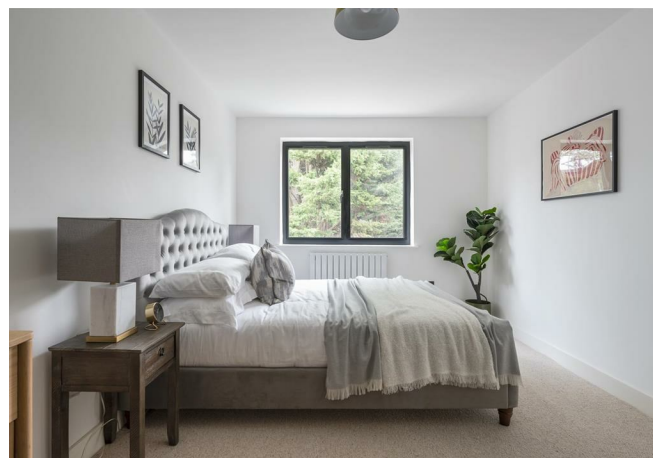
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IF YOU LIVED HERE...

You'll be stretching out in you vastly proportioned and delectably appointed 2000 square foot abode, with jaw-dropping interior design flourishes at every turn. From the recently repointed brickwork and striking onyx flourishes kerbside, to the lush greenery that envelops the rear, this is a home to fall in love with. The 205 square foot lounge will be your first point of call - in here floods of natural light spill in through the black-framed bay window, and flawless herringbone hardwood flows underfoot.

Next door sits your splendid twenty foot open plan kitchen/diner. Timber panelling zones the dining area from above, more herringbone flooring adds to the five star the aesthetic and it's all naturally illuminated from overhead by a large skylight. The kitchen's delineated by large format marble tiling and is home to a smart pewter grey suite of cabinets, fully integrated Hotpoint appliances, and enticingly green garden views.

Step through those imposing obsidian doors to the rear and your sizeable garden's a gorgeous mix of pristine patio, raised beds, lawn and mature trees. Slatted lattice fencing lends a reassuring sense of privacy. Head back inside and the ground floor's completed by your immaculate 130 square foot study - a contemporary essential for home workers - and a handy shower room. There's

also a wealth of under stairs storage.

Pad up these stairs and on the first floor you'll find an astonishing five bedrooms, four of which are doubles. Windows frame leafy green views from each immaculately curated sleeper, and there's an en suite shower room off the principal bedroom. Your family bathroom is just as impressive, with a rainfall shower over the tub and twin sinks over bespoke cabinetry. Outside and drivers have gated off street parking, perfect for coasting along to the North Circular in just six minutes. Lastly, your new home comes chain free, so you can move in as soon as you want to.

WHAT ELSE?

- Fourteen schools rated 'Good' or better by Ofsted sit within a one mile radius of your new home. Three of these are 'Outstanding', including Woodside Primary Academy just eight minutes' walk around the corner.
- Pick up fine pastries, mouthwatering cakes and other exquisite bakes at Wood Street Bakery. It's also a covetable spot to catch up with friends over a steaming macchiato.
- You're well served for public transport. Wood Street station is a ten minute walk or two minute cycle away, from here the Overground will speed you over the Marshes to Liverpool Street or swap at Walthamstow Central for the Victoria line.



A WORD FROM THE OWNER...

"This is an exceptional family house that has been restored to a high quality modern finish. Everything from the electric gate at the front to the finish in the rear garden has been meticulously thought about. We take great pride in the finish we have achieved."

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**Reception**

12'0" x 17'2"

**Dining Room**

19'8" x 14'1"

**Kitchen**

15'11" x 12'6"

**Shower Room**

**Study**

7'6" x 17'0"

**Bedroom**

12'2" x 16'11"

**Bedroom**

10'5" x 14'2"

**Ensuite**

**Bathroom**

**Bedroom**

9'8" x 16'2"

**Bedroom**

7'4" x 17'3"

**Bedroom**

6'11" x 10'6"

**Garden**

approx. 78'1" x 28'10"



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