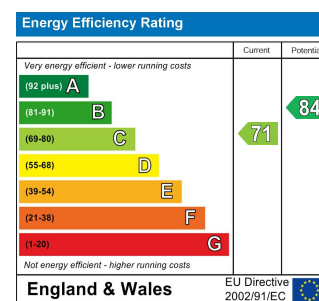


Evelyn Road, E17

Garden - Approx. 10m



Total Area: 136.4 m² ... 1468 ft²
All measurements are approximate and for display purposes only



EVELYN ROAD, WALTHAMSTOW

Offers In Excess Of £925,000 Freehold

4 Bed House - Terraced



Features:

- Four Bedroom House
- Beautifully Presented
- Arranged Over Three Floors
- Two Bathrooms
- Private Garden
- Chain Free
- Moments Away from Walthamstow Village

An immaculate four bedroom Victorian terrace home, moments from Walthamstow Village. With over 1400 square foot of lovingly updated living space across three floors, it's a fabulous family home filled with those perfect little touches.

All the attractions of Walthamstow Village, our borough's beautiful old town, are just a short stroll or bike ride from your new home. Pick up a healthy lunch at Peeld or treat yourself to dinner in The Queens Arms' softly lit dining room, before finding the right bottle at Hometipple. With old stalwarts and exciting new businesses side by side, Orford Road is the old high street that always has something new to offer.

REQUEST A VIEWING
0203 397 9797

E11, E7, E12 & E15
hello11@stowbrothers.com
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E4 & N17
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IF YOU LIVED HERE...

From your hallway, turn right into your welcoming double reception. This gives you 265 square foot of space, bathed in natural light from the half shuttered bay window. Broad engineered flooring lies underfoot, and a wood burning stove sits in the fireplace. To the rear is your kitchen/diner, a generous 215 square foot. Warm wood worktops contrast with sleek, clean white units and walls, and your sink sits in a large chef's island. French doors open onto your gorgeous garden, with bustling green borders around the low maintenance lawn.

On the first floor you'll find your first bedroom of sixty square foot to the rear, with a wall of bespoke wardrobe making it ideal as a dressing room. Your bathroom is next, sleek and simple, with modern white suite, vanity sink, and shower over the tub. Your second bedroom also overlooks the garden, and is a perfect double with 100 square foot of space. Clever shelving turns the fireplace into a storage space, and a hanging rail does the same in an alcove.

To the front is your third bedroom of 150 square feet, with its own bay window and extra sash, plus bespoke wardrobes to the alcoves. Soft neutral carpet lies underfoot. Up in the thoughtfully converted loft, you'll find your fourth and largest bedroom of 190 square foot. Twin skylights and recessed lighting sit above. Step down through a dressing area to your en suite, with panel sided tub

and delightful porthole window.

Under twenty minutes on foot through the picturesque Village takes you to Walthamstow Central, where you can jump on the Victoria Line or Overground and be at Kings Cross or Liverpool Street in as little as a quarter of an hour. The Village itself is filled with alluring places to eat and drink, from fish and chips to fresh charcuterie. Just half a mile away is the serene natural haven of Epping Forest and Hollow Pond, you'll forget you're in London.

WHAT ELSE?

- Schools rated 'Outstanding' nearby include Walthamstow School for Girls, Barclay Primary and St Mary's CofE Primary.
- Your new local is The Nags Head, a characterful Village pub with a beautifully secluded beer garden.
- You're just around the corner from God's Own Junkyard, the dazzling neon gallery where you can take in the bright lights with tea and cake at the Rolling Scone cafe.



A WORD FROM THE OWNER...

"When we bought the house in Walthamstow we weren't from the area, didn't know how long we would stay and saw it as just a stopgap. Twenty plus, years later, after having brought up two children in the house and seeing the area change beyond all recognition (most definitely for the better) we are selling our much-loved Victorian terrace in the heart of a bustling, thriving, community to start a new chapter for our family. The house is ideally situated for shops, bars, restaurants local amenities and transport. God's Own Junk Yard - allegedly the most Instagrammed spot in London! - as well as numerous great local businesses and eateries are located minutes away from the house. Oxford Circus is less than 25 minutes away from Walthamstow Central. And in the other direction, Epping Forest is a short walk up the hill and offers a tranquil, green, escape from the hustle and bustle of the city. But what we have loved most about the house is the sense of community, the friendly neighbours and being part of the Walthamstow, that living on Evelyn Road has afforded us."

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Reception Room
11'9" x 12'5"

Bathroom
5'1" x 8'3"

Reception Room
12'3" x 10'11"

Bedroom
9'7" x 6'6"

Kitchen / Diner
14'2" x 15'1"

Bedroom
11'0" x 17'1"

Bedroom
15'2" x 10'11"

Dressing Area

Bedroom
9'11" x 10'11"

Ensuite
9'2" x 6'4"

Garden
approx. 32'9"



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