

## BROWNS ROAD, WALTHAMSTOW

### Offers In Excess Of £1,000,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- Four Bedrooms
- Victorian Mid Terrace House
- Immaculately Presented
- Arranged Over Three Floors
- Beautiful Kitchen Dining Area
- Two Bathrooms
- Downstairs WC
- Private Rear Garden
- Walthamstow Village Borders
- Close to Walthamstow Central Station

An immaculate four bedroom Victorian townhouse, artfully developed in all directions and beautifully finished over three storeys. Your Village border location is just as enviable, with Walthamstow Central station just five minutes away.

Among the many and varied highlights within easy reach is our green gem of Lloyd Park. The landscaped gardens and open green spaces are less than a quarter mile on foot, ideal for morning jogs or evening strolls.

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0203 397 9797

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hello11@stowbrothers.com  
0203 397 2222

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hello4@stowbrothers.com  
0203 369 6444

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

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

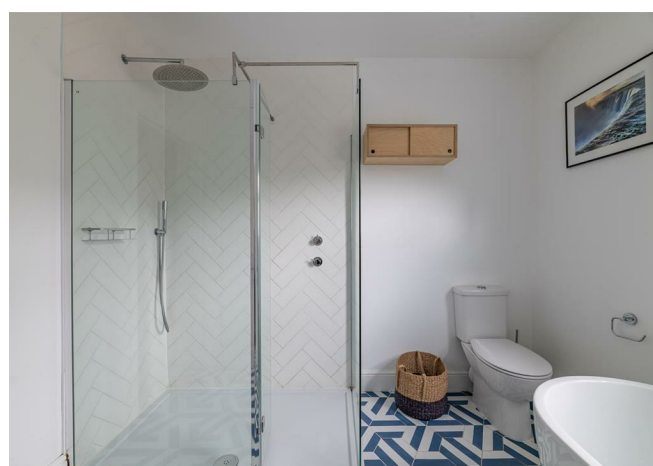
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0208 520 3077

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0203 325 7227

**Investment & Development**  
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0208 520 6220

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IF YOU LIVED HERE...

Your open plan ground floor will be your finest introduction and an everlasting highlight. Step in from your hall and you have clear sightlines from the front lounge's bistro-shuttered bay window, all the way to the vaulted ceilings and wall spanning Crittal doors and transom windows of your skylit kitchen/diner. An immaculate, forty-eight foot stretch of naturally bright living space, with classic parquet flooring giving way to large format letterbox tiling underfoot. Your artfully developed kitchen/diner basks in light from twin banks of skylights, with an oversized chef's island and breakfast bar, with Dublin sink and wine fridge, taking centre stage below pendulum lighting. Cabinets are a striking Royal Blue, with pewter fittings and marbled worksurfaces. Your subtly segmented dining area opens directly onto your rear garden, where a lovely sunken patio ascends to an elevated expanse of lawn flanked by timber fencing and ending in a handy shed.

Back inside and a tranquil cloakroom completes the ground floor, while upstairs your principal bedroom to the front is an impressive double finished in sage green, with twin windows adorned with more bistro shutters. Bedroom two is another generous double while your family bathroom features a freestanding tub and walk in rainfall shower, tiled in white herringbone from top to bottom. Upstairs again for a skylit double sleeper, a sleek second bathroom in white and grey, and your fourth double bedroom, overlooking that impressive rear garden.

Outside, and the heart of Walthamstow Village is just a half mile on foot. Justly

renowned, E17's old town is home to peaceful, part pedestrianised streets and a broad, diverse range of independent wining and dining establishments. Classic gastropubs like The Queens Arms, The Castle and The Village Pub will all do you proud, and there are also more esoteric offerings to explore like The Nag's Head with regular Sunday Jazz, delicious sharing platters at Orford Tapas and the delightful artisanal hedonism at Mother's Ruin gin palace. Whatever your mood you're bound to find a favourite.

WHAT ELSE?...

- As noted, Walthamstow Central station is just five minutes on foot. From here direct, twenty minute connections to Liverpool Street and Oxford Circus put both the City and West End less than a half hour away door to door.
- There's no shortage of local nature to explore, with both epic Epping Forest and London's largest nature reserve, our 500 acre Walthamstow Wetlands, both less than ten minutes away by bike.
- Parents will be pleased to find no fewer than thirty one primary and secondary schools, all rated 'Outstanding' or 'Good' by Ofsted, all within an easy twenty minute stroll. The 'Outstanding' Walthamstow School For Girls is less than a quarter mile away.



A WORD FROM THE OWNER...

"We have loved living here for the last 7 years and will be very sorry to leave. The house is perfectly located with all the best parts of Walthamstow less than a 10 minute walk away. A few of our favourite spots include Lloyd park, the Feel Good Centre, Yard Sale Pizza (which really is the best pizza in London!), the Rose & Crown and Walthamstow Village. We are also very excited for the new Soho Theatre to open in a few months time which is a 2 minute walk away!"

Our house is perfect for a couple or young family and in particular the open plan layout downstairs means we can cook dinner while watching our toddler play in the garden and our baby play on the mat. It's time for a new chapter for us but we are so sure whoever buys our beautiful home will be very happy here!"

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**Reception Room**  
10'11" x 10'2"

**Bathroom**  
9'2" x 8'11"

**Reception Room**  
11'8" x 11'5"

**Bedroom**  
10'4" x 10'6"

**Kitchen / Diner**  
14'4" x 27'2"

**Shower Room**  
7'10" x 4'7"

**Bedroom**  
14'6" x 10'2"

**Bedroom**  
8'8" x 9'0"

**Bedroom**  
9'2" x 11'8"

**Garden**  
35'5"



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