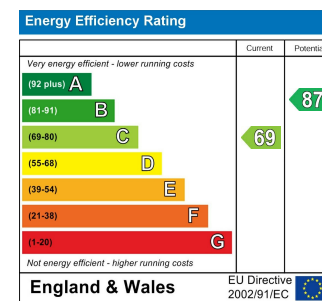




Total Area: 100.0 m² ... 1077 ft² (excluding garden studio)
All measurements are approximate and for display purposes only.



SHAFTESBURY ROAD, WALTHAMSTOW

Offers In Excess Of £900,000 Freehold 3 Bed House - Terraced



Features:

- Three Bedroom House
- Victorian Terrace
- Walthamstow Village Location
- Kitchen/Diner
- Wooden Floors
- First Floor Bathroom
- Outbuilding

This bright and spacious three-bedroom terrace home is full of Victorian charm and enviably located in a quiet spot within Walthamstow Village. Other highlights include the first floor bathroom, dual aspect reception, dine-in kitchen and sizeable garden with a studio at the rear.

Despite the peaceful surroundings, there's a huge array of independent restaurants, bars and gastropubs in the immediate area, while Walthamstow Central station is less than ten minutes away on foot, so you can be in the West End or City within half an hour door to door if you time it right.

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E11, E7, E12 & E15
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hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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IF YOU LIVED HERE...

Beyond the handsome brick frontage and traditional front door, your large reception room is bursting with light thanks to the large sash framed bay windows and the Crittall door at the rear. You'll love the period features throughout, from the original wooden floorboards to the striking fireplace surrounds.

The dine-in kitchen is contemporary yet full of traditional style, with a breakfast bar as well as space for a table. Again, there's plenty of natural light due to the generous amount of windows. You'll love being able to spill out into the rear garden, which has a brilliant mix of foliage including palms and leafy climbers. As well as the custom beds, there's a west-facing patio and sizeable lawn, plus a brilliantly convenient studio at the rear.

Upstairs, the three bedrooms are just eye-pleasing as the rest of the house. As for the first floor bathroom, it's bright and modern with an over-tub shower. Even the landing and hallway are charming with the original doors, flooring and dado rail.

Beyond your front door, you can enjoy exploring in all directions... You're just a few minutes on foot from Hucks, where you'll find 'the tastiest coffee, pastries and sourdough,' to quote an article in the Evening Standard. A few minutes further you'll also find authentic sushi takeaway Ohba Leaf Kitchen, while the fantastically cosy Castle gastropub is a similar distance. Kids will be delighted to discover that you have Wingfield playground within hopping distance.

A few minutes beyond, Orford Road forms the hub of Walthamstow Village, where you've got more pubs, including The Queens Arms and Nags Head, as well as the award-winning brasserie-cum-store Eat 17, plus much more. The village square is a fantastic place to sit and people watch while enjoy the gentle hustle and bustle.

Nearby you'll also find the unique Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as breweries Wildcard Brewery Tap, Pillars Brewery, Trap, plus gin palace Mother's Ruin.

Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 15 minutes north, Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around 15 minutes east.

WHAT ELSE?

- Parents will be pleased to know you an abundance of good schools nearby - it's one of the reasons why the area has become so popular.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court and mini golf, as well as convenient chains. Hoe Street also has some fantastic amenities, with the Soho Theatre Walthamstow set to open there very soon.
- While Walthamstow Central is your nearest station (with access to both the Victoria line and the Overground), this area is served by some excellent bus routes, with both Hoe Street and Lea Bridge Road a few minutes on foot for quick access to Leyton, Leytonstone, Clapton and Hackney.



A WORD FROM THE OWNER...

"I have absolutely loved living in this house for over 30 years now! I've enjoyed the fact that the street is quiet, yet on our doorstep we have so many of the amazing new bars, shops and eateries the area has to offer. I particularly love opening the French doors in the summer to let the sunlight flood in from the south west facing garden which has been an oasis and I'll really miss the studio I had installed a few years ago. Hucks coffee shop just up Grove Road is really popular with locals and I've had some amazing purchases from Boma at Blackduke Vintage nearby. A slightly further walk away is Ravenswood Estate and Mother's Ruin, our favourite gin palace. Lots going on in there and the other bars with DJ nights, spoken word events, cabaret nights and of course God's Own Junk Yard, the must-see local attraction. For families moving to the area, Barclay Primary School is just two minutes from the door, there's the lovely Wingfield children's play area five minutes away and all the bars and coffee shops welcome families and four-legged friends alike. We'll be heartbroken to leave this house, but now is time for a new adventure by the sea."

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Reception Room

24'6" x 10'1"

Kitchen / Diner

19'11" x 9'3"

Bedroom

15'4" x 11'1"

Bedroom

11'1" x 10'0"

Bathroom

6'11" x 6'2"

Bedroom

11'7" x 9'4"

Garden

45'11"

Garden Studio

11'6" x 11'6"



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