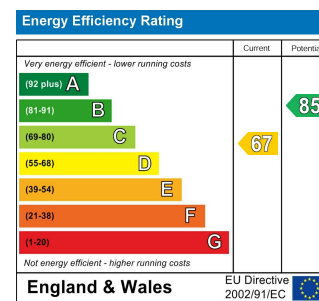




Total Area (Excluding Eaves Storage): 129.2 m² ... 1390 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



WINGFIELD ROAD, WALTHAMSTOW

Offers In Excess Of £1,200,000 Freehold
4 Bed House - End Terrace



Features:

- Four Bedroom Victorian Home
- End of Terrace
- Double Storey Extension
- Rarely Available
- Immaculately Presented
- Landscaped Garden
- Walthamstow Village Location
- Two Bathrooms Plus Downstairs Cloakroom
- Engineered Oak Flooring
- Short Walk to Walthamstow Central Station

A lovingly developed and expertly maintained four bedroom family home, bursting with bespoke designer details across three storeys. Thoroughly reimagined inside and out by the current owners, this is a one-of-a-kind find in the heart of The Village.

Your double storey extension, dramatically increasing the square footage on the ground and first floors, is unique on your new street, one of our borough's cherished conservation areas.

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0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
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0203 397 9797

E18 & IG8
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0203 369 1818

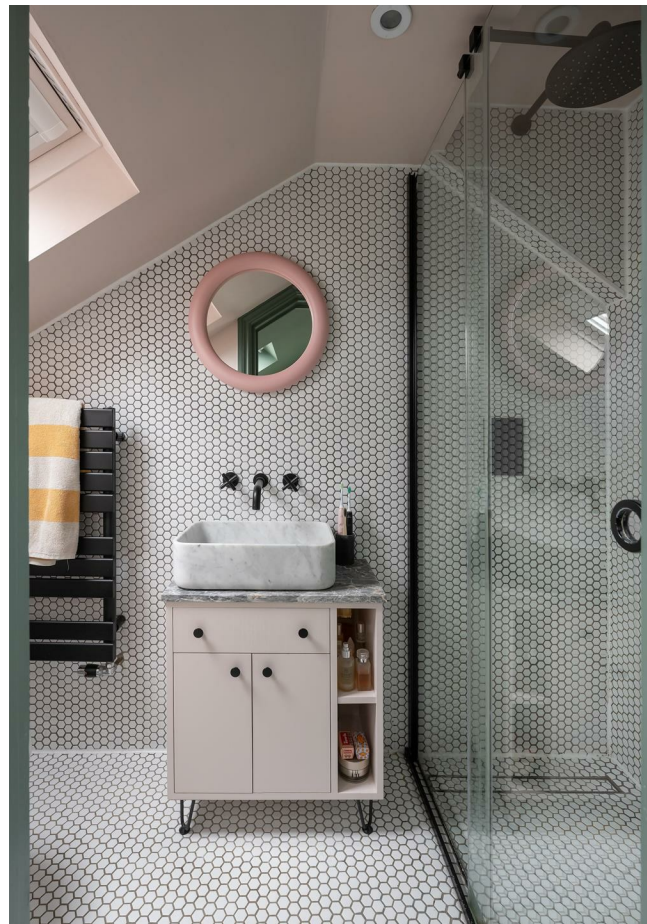
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IF YOU LIVED HERE...

Inventive designer highlights are everywhere. Step inside for engineered oak flooring running underfoot throughout the ground floor. On your right, hand-built steel Crittall style doors, with fireproof glass, open up to your 220 square foot through lounge, all painted in Farrow & Ball. In here a Defra-approved wood burner sits in a Carrara marble fireplace, with still more light streaming in through classic bistro shutters on the large bay window, illuminating cast iron radiators and a wealth of bespoke shelving. A superb spot for welcoming guests.

It's all laid open to a space that's arguably even more inviting. Your artfully developed kitchen/diner totals 300 square feet, much of it that beautifully bright glass box extension, with thin-sightline sliding doors to the garden, a lovely suntrap expertly landscaped in Canadian red cedar wood seating, slate patio and bay trees. Back inside, and pride of place is taken by the Arabescato marble island, flanked by a wealth of fitted cabinets and a walk-in larder cupboard, home to a Lacanche range cooker, Fisher & Paykel fridge/freezer, Neff dishwasher, stacked Bosch washer and dryer and a double Butlers sink, with an InSinkErator. There's even built-in overhead ceiling speakers, heating under the engineered oak floors, and a nest heating system.

A beautiful cloak room completes the ground floor, while upstairs in the extended first floor, is a 150 square foot skylit bedroom, with generous built-in wardrobes below that extra large Velux window. To the front you have another large double, plus a fourth bedroom, currently used as a dressing room.. Your family bathroom completes

this storey, immaculately finished in designer tilework, with Burlington sanitaryware, Aston Matthews raw brass taps and a rainforest shower over a delectable, extra large ceramic bath, and underfloor heating to keep things cosy.

Into your loft conversion now, via an ingenious sliding pocket door. Up here you'll find your fourth bedroom, a stately 200 square foot double with twin double glazed sashed windows (installed in 2021 along with the rest of your home's new glazing) plus a large Velux roof window for floods of natural light. It's all finished in Farrow & Ball Green Smoke paint. Finally, a heavy wood sliding door, sat on striking exposed iron rollers, leads to your en suite. Here you have another Velux window, matte black fittings including a luxurious rainfall shower, a Lusso stone marble basin atop a hand-built cabinet, and hexagonal mosaic tilework underfoot running from floor to ceiling.

WHAT ELSE?

- You're right in the heart of Walthamstow Village here, with a huge range of independent gastropubs, bars and restaurants all within the shortest of strolls. From the delicious small plates at Orford Road tapas, to the bistro chic of Eat17 or the cosy fires at The Nag's Head, there's something for every taste, mood or occasion. - Walthamstow Central station is less than half a mile on foot, for direct twenty minute runs to Liverpool Street and Oxford Circus, putting both the City and West End just half an hour away, door to door. - Local schools are excellent, with seven primary/secondary schools rated 'Outstanding' all less than a twenty minute stroll away. A further nineteen are rated 'Good', and just as close.



A WORD FROM THE OWNER...

"Wingfield Road is the best street we've ever lived on. It's a quiet peaceful street, right in the heart of the Village. Wingfield and Randolph Road has an inimitable sense of community, we've made great friends with our neighbours and will miss them and our legendary street parties - which happen a few times a year. We designed our house to have as much free flowing space as possible, so it's flooded with light, and the kitchen is the hub with a large island, great for cooking and socialising. When the sliding doors are open it creates a seamless indoor/ outdoor living space, enabling the garden to be used throughout the year. We love our house and wish we could take it with us! Other things we'll miss that are moments from our doorstep are... Christmas Carols in the square, drinks at the breweries by God's Own Junk Yard, always getting to park right outside our house, toasties at Froth & Rind, live piano at The Castle, the Village Art Trail, pastries at Vestry House in a beautiful garden setting, coffee at Hucks, poke bowls at Peeld and the brilliant Word stores."

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Reception
10'4" x 13'0"

Reception
7'8" x 11'3"

WC
5'7" x 2'6"

Kitchen / Diner
13'7" x 22'0"

Bedroom
5'5" x 10'10"

Bedroom
7'11" x 12'10"

Bathroom
8'0" x 10'5"

Bedroom
13'10" x 11'2"

Bedroom
12'10" x 18'1"

Ensuite
3'6" x 7'8"

Garden
18'1" x 14'4"



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