



GROSVENOR PARK ROAD, WALTHAMSTOW

Offers In Excess Of £1,350,000 Freehold
4 Bed House - Semi-Detached



Features:

- Four/Five Bedroom House
- Semi Detached
- Really Available
- Walthamstow Village Location
- Refurbishment Opportunity
- 2500 sq ft
- Chain Free

This enormously spacious, perfectly situated, artfully extended and fully detached vintage villa is a rare find and a unique opportunity. You're just moments from Walthamstow Central station here, right in the tranquil heart of the Village.

Featuring four or five bedrooms, three bathrooms, four receptions, three WCs and two kitchens, plus a wealth of outdoor space, the possibilities here are endless.

REQUEST A VIEWING
0203 397 9797

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

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

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

It's an impressive space right from the start, with your broad, bright entrance hall. Further in and you have over 2500 square feet laid out across three storeys, brimming with unique extra spaces and lovingly preserved vintage features. The first of your many reception rooms is on the right as you enter, fully 280 square feet, with that lovely large bow window, tiled hearth, timber mantel and vintage parquet flooring flowing underfoot.

Next door there's another huge reception, similarly styled and brimming with potential. Two more substantial receptions (one with a skylight plus skylit en suite shower room) complete the ground floor, along with your kitchen. A sleek, contemporary affair in white and grey with stainless steel splashbacks, and more of that signature parquet flooring underfoot. From here you can step out into your covered side return and round to your artfully zoned collection of courtyards and patios, plus a large lawn just waiting for some green fingered attention.

Back inside and upstairs, where your bedrooms also have the generous proportions of the period, with your bow windowed principal sleeper totalling a huge 230 square feet. Next door there's a study which could also serve as a fine extra bedroom, while bedroom two is another generous double. To the rear,

bedroom three can happily serve as entirely self contained guest accommodation, with a modest adjacent kitchen and en suite shower room, both finished in smart, smoky grey. Finally, your converted loft is a splendid 300 square feet, with skylights and yet another en suite bathroom.

Outside and, as noted, your position couldn't be more perfect, with Walthamstow Central just a third of a mile on foot. From here it's just twenty minutes direct to both Liverpool Street and Oxford Circus, putting both the City and West End less than a half hour away door to door. Even better, you're sat right in our enviable oasis of Walthamstow Village, where peaceful streets and historic architecture are home to an enviable range of wining and dining establishments. From the cosy gastropub environs of The Castle, to the classic bistro vibes of Eat17, you have a whole range of new favourites.

WHAT ELSE?

- Local schools are excellent, adding to the property's superb fundamentals with nine 'Outstanding' primary/secondaries all less than a mile away on foot.
- The property is presented chain free, for a speedy hassle free purchase.?
- Looking for greenery? Our borough's beloved green gem of Lloyd Park and the endlessly explorable expanse of Epping Forest are both just twenty minutes on foot, or five by bike.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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Studio
17'3" x 16'0"

Studio
14'9" x 14'0"

Kitchen
11'1" x 10'0"

Studio
17'4" x 11'6"

WC

Studio
20'10" x 11'3"

WC

Studio

Studio
17'3" x 13'10"

Studio
14'10" x 12'8"

Studio
12'0" x 10'8"

Studio
20'6" x 15'4"

Shower Room

Garden
36'1"



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