



## HAVANT ROAD, WALTHAMSTOW

Offers In Excess Of £1,050,000 Freehold  
5 Bed House - Mid Terrace



### Features:

- Five Bedroom Home
- Immaculately Presented
- Short walk to Walthamstow Village
- Extended Kitchen-Diner
- Proximity to Wood Street Station
- Stripped Wooden Floorboards

A lovingly developed and epically stylish five bedroom family home, substantially extended and brimming with style, charm and vintage character across all three storeys. Your location's every bit as enviable, with The Village on your doorstep.

From that flawless brick frontage on in, this is a home full of the kind of impeccable finishes, artful arrangements and designer details that only come with love.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

Follow the effortless flow of your entrance hall round into your vast, open plan ground floor. Artfully restored original timber floorboards run underfoot, timeless bistro shutters sit on the box bay window. There's an exposed brick hearth and chimney breast. Moving further in, there's some delightful bespoke timber shelving and storage before you step down into the beautifully bright kitchen/diner.

Elegantly zoned by a steel beam overhead, timber flooring giving way to oversized smoky grey floor tiles underfoot and an expanse of gorgeous exposed brick walls, this space is a work of art. Floor to ceiling windows run down one side, while the entire rear corner of concertina doors can be folded away for a seamless transition into your garden, where more of that smoky grey tiling serves as a patio descending to a secluded lawn and outdoor solace. Back inside your kitchen's completed by a glorious suite of royal blue cabinets with brass fittings, below chunky white worktops with brass fittings and a Dublin sink.

A stylish cloakroom completes the ground floor, while upstairs your principal bedroom's a huge double with soft grey carpet and an exposed brick chimney breast and hearth. Bedroom two's another smart double and your family bathroom's a charming vintage affair, with rainfall shower over the classic clawfoot tub. To the rear, bedroom three is currently set up as a superb dressing room, with twin flanks of floor to ceiling wardrobes. Upstairs again and you have a proper penthouse suite, with a dual aspect double sleeper between skylights and a Juliet balcony, and a boutique en

suite shower room. Finally bedroom five features more exposed brick and garden views.

Outside now, and our sought after sanctuary of Walthamstow Village is just ten minutes on foot, for a huge, diverse array of independent dining and dining establishments. From cosy gastropubs to chic bistros to fine dining, you're bound to find a new favourite. Closer still, our ever evolving neighbourhood of Wood Street is just a couple of minutes' walk, for an ever growing range of amenities, cafes and restaurants. Be sure to check out the much-loved Wood Street Bakery. Wood Street overground station is just five minutes' walk for direct twenty minute runs to Liverpool Street, and a door to door City commute of less than half an hour.

#### WHAT ELSE?

- Heading to the West End? Walthamstow Central is just one stop down from Wood Street for a quick swap to the Victoria line.
- You have three 'Outstanding' primary schools and one 'Outstanding' secondary school, all less than twenty minutes' walk away. The 'Outstanding' Woodside Primary is a mere five minutes on foot.
- Nature's never far away either. It's just fifteen minutes on foot, or five by bike, to the wide open expanse of Epping Forest, with the blue waters of Hollow Ponds just a little further. Perfect for picnics or messing about in boats.



#### 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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**Reception Room**

10'4" x 10'11"

**Reception Room**

11'3" x 11'3"

**WC**

**Kitchen / Diner**

13'5" x 24'9"

**Bedroom**

13'10" x 11'1"

**Bedroom**

8'5" x 11'1"

**Bathroom**

4'11" x 9'4"

**Bedroom**

8'2" x 7'9"

**Bedroom**

9'1" x 16'9"

**Ensuite**

3'6" x 7'3"

**Bedroom**

7'6" x 13'6"

**Garden**

approx. 14'1" x 31'2"



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