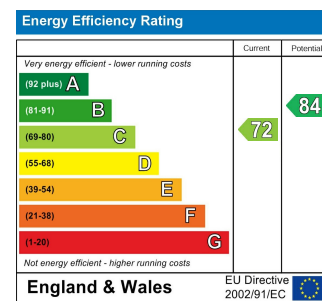




Total Area (Excluding Eaves Storage): 132.8 m² ... 1430 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



SOMERSET ROAD, WALTHAMSTOW

Offers In Excess Of £1,100,000 Freehold 4 Bed House - Terraced



Features:

- Four Bedroom Family Home
- Victorian Terrace
- Loft Converted
- Ground Floor Extension
- Beautifully Presented
- Short Walk To Walthamstow Central
- Luxury Family Bathroom
- Quiet Residential Turning
- Additional Study Room

A splendid, four bedroom, charming Victorian home, featuring lovingly restored period features throughout. Artfully developed, you have a modern loft conversion and ground floor extension blending luxury seamlessly into vintage splendour. The City is effortlessly accessible, with Walthamstow Central station just ten minutes on foot. From here it's just eighteen minutes direct to Liverpool Street, putting the City less than half an hour away door to door.

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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

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0203 325 7228

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IF YOU LIVED HERE...

Kerbside views are impressive, with the handsome Victorian facade, pristine monochrome tiled pathway and slate patio. Your ground floor is dedicated to relaxation and entertaining, with a 430 square foot, open plan reception, featuring a bistro shuttered bay window and log burning stove. Restored, period timber floorboards give way to blonde, herringbone hardwood, as you pass through into another enormous space; your open plan kitchen, diner and lounge.

A ranked bank of skylights stretches the entire twenty foot depth of the space, sweeping over the dining area and bathing the kitchen in natural light. A tremendous chef's island and breakfast bar, topped with marbled work surfaces and home to a Dublin sink, takes centre stage below pendulum lighting. From your snug lounging corner, you'll overlook the peaceful, 800 square foot, patio and garden, complete with bespoke timber garden seating, pergola and planters.

On the first floor, you'll find two double sleepers, both with blonde, herringbone flooring with the principal bedroom including another bright, bistro shuttered bay window, plus period ceiling rose and cornicing. There's also a dedicated study. The classic, luxury family bathroom completes the story, an opulent space with freestanding, clawfoot tub, a double vessel vanity unit and sizeable, stroll-in rainfall shower. Sleeping and bathing arrangements continue upstairs in your modern loft conversion, home to a skylight double sleeper, ensuite shower room and final bedroom.

Outside and our enviable enclave of Walthamstow Village is just a 10 minute walk on foot, for a splendid, diverse range of wining and dining spots, justly renowned for miles around. From the classic gastropub atmosphere of The Queen's Arms to the delicious small plates at Orford tapas, to the bistro chic of Eat17 and the artisanal hedonism of Mother's Ruin, you're bound to find a new favourite, no matter your tastes, mood or occasion.

WHAT ELSE?

- Our borough's beloved green gem of Lloyd Park, home to open green spaces and landscaped gardens, is around twenty minutes on foot or five by bike. You have secure bike hangers in the street outside, and cyclists can take advantage of the growing network of secure cycleways, starting on nearby Hoe Street.
- Parents will be delighted to find no fewer than seven 'Outstanding' rated primary schools, plus one 'Outstanding' secondary, all less than a twenty minute stroll away. The 'Outstanding' South Grove Primary is just ten minutes' walk.
- For another transport option, Walthamstow Queens Road is just a third of a mile on foot, for the Gospel Oak to Barking riverside line. Your direct link to the River Thames.



A WORD FROM THE OWNER...

"We have lived on Somerset Road for almost ten years and it has been an absolute joy to be part of this welcoming and supportive community. Thomas Gamuel Park is just a few minutes' walk away and is a lovely green space that has had benefited from lots of care and hard work from the Queens Boundary Community ("QBC") Gardeners. There are QBC events throughout the year which make for a vibrant neighbourhood. We love the proximity to parks, cafes, pubs, restaurants and many family-friendly spaces and events across the Borough. The ability to reach Oxford Circus or Epping Forest in ~30 minutes by public transport is dreamy!"

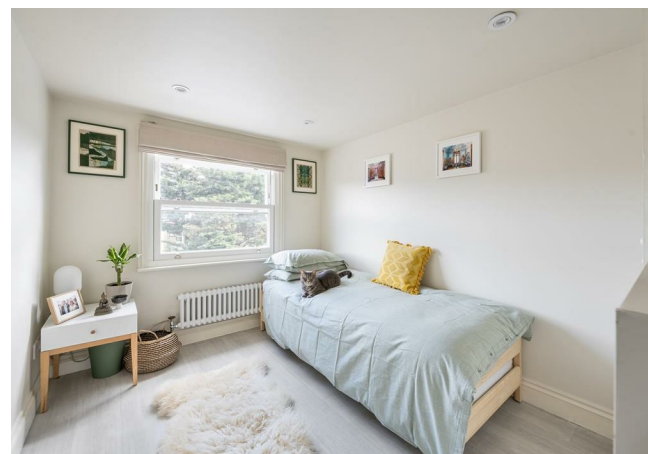
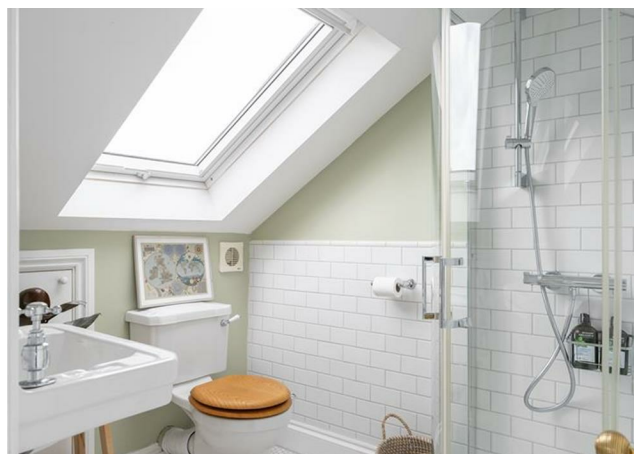
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Kitchen/Diner

13'5" x 21'10"

WC

Reception

8'3" x 10'11"

Reception

10'8" x 12'7"

Bathroom

8'0" x 10'4"

Study

4'7" x 10'7"

Bedroom

8'7" x 10'11"

Bedroom

14'2" x 12'7"

Bedroom

7'9" x 10'5"

Bedroom

8'11" x 17'8"

Ensuite

5'4" x 6'6"

Garden

52'0" x 15'7"



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