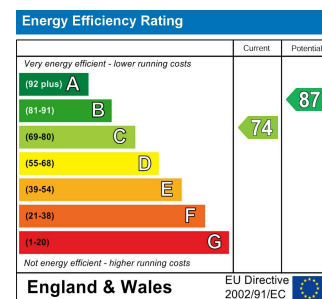




Total Area (Excluding Eaves Storage): 118.4 m² ... 1274 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



BELGRAVE ROAD, WALTHAMSTOW

Offers In Excess Of £950,000 Freehold
4 Bed House - Terraced



Features:

- Four Bedrooms
- Victorian Home
- Beautifully Presented
- Kitchen - Diner
- Short walk to Walthamstow Village
- Stripped Wooden Floorboards
- Proximity to Walthamstow Central Station

This four bedroom, two bathroom terraced house close to central Walthamstow and Walthamstow Village has been renovated throughout and is in immaculate condition, with stylish décor that perfectly combines original features with modern updates.

REQUEST A VIEWING
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

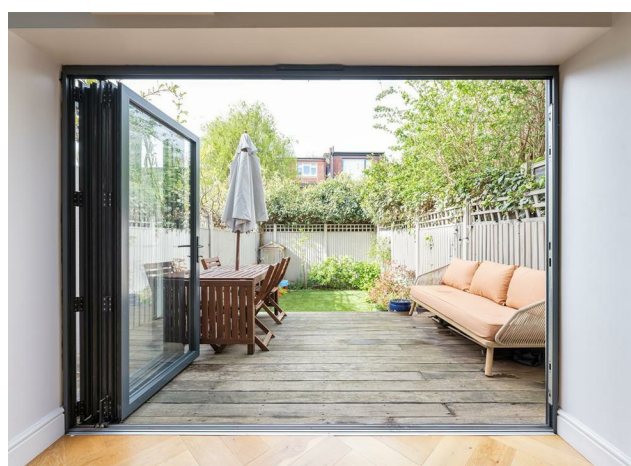
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IF YOU LIVED HERE...

You'd love living in this beautiful and spacious home that combines elegant period proportions with modern décor and contemporary fixtures and fittings. Extensively renovated by the current owners in 2018, the property has 1,274 square feet of space set over three floors. The ground floor is particularly spacious, with three large rooms that flow seamlessly and offer a flexible living space ideally suited to modern lifestyles.

The front reception room has a traditional feel, with a ceiling rose, cornicing, large double glazed bay window with bespoke plantation shutters, working cast-iron fireplace, and bespoke alcove shelving and storage. From here, wood bifold doors lead to the rear reception (an ideal dining room). Both rooms have lovely restored stripped wooden floors. The rear reception room has a door to a handy understairs cupboard with bespoke fitted boot-room style storage and an open doorway to the kitchen/diner. The kitchen/diner is a delightful room flooded with light from two Velux skylights and bifold glazed doors that open onto the hardwood deck. Shaker-style cabinets house a range of integrated appliances and provide plentiful worktop space. There's also a stylish herringbone wood floor.

The first floor is home to three bedrooms and a bathroom, with a fourth bedroom and second bathroom on the top (loft) floor. The largest room on the first floor is the fabulous front bedroom which has bespoke and original features including two fitted wardrobes, plantation shutters, a ceiling rose and cornicing, and a small ornate fireplace. The middle bedroom is also a double, and there's a single rear bedroom. The

bathroom on this floor has a shower, washbasin and WC, and good natural light and ventilation from a sash window. The suite of rooms on the top floor comprises a large double bedroom and a large bathroom. The bedroom has two Velux roof lights and a rear window, built-in wardrobes, and eaves storage. The spacious bathroom is a serene space with a contemporary freestanding bath, a separate shower, and a freestanding washbasin and WC. All-white décor including metro-tiled walls enhances the calm ambience.

Outside, the sunny southwest-facing garden is low-maintenance, with a raised iroko deck and an artificial turf lawn bordered by flowerbeds. Mature gardens to each side provide a leafy backdrop and privacy. There's also a small shed.

WHAT ELSE?

- The house is in a quiet tree-lined street just a ten minute walk from charming Walthamstow Village with its eclectic range of independent shops, bars, and cafes, and central Walthamstow with its town centre shops and amenities.
- There are plenty of transport options with two stations within easy walking distance - Walthamstow Queens' Road (8 min) and Walthamstow Central (12 min)
- The surrounding area has lots of lovely green spaces from nearby Thomas Gamuel Park (a 5 min walk away) to the large expanses of the Walthamstow Wetlands and Leyton Flats, both about a mile from the property.



A WORD FROM THE OWNER...

"We have loved the 7 years we have spent in this special part of Walthamstow, with quiet streets, lovely neighbours and a great community spirit.

Being close to both Walthamstow Central and Queens Road stations this house benefits from great connections in every direction and is also centrally located to explore all parts of Walthamstow. The Village is just a short walk away where we have spent a lot of our time. We have particularly enjoyed the great wine (and wine tasting evenings) at Home Tipple, delicious cocktails at Bargo and lots of meals at the family friendly Eat17. The recent addition of Suba on Hoe Street is just around the corner and offers what we think is the best coffee, pastries and fresh bread in Walthamstow!

Living in this part of Walthamstow makes it easy to enjoy all the great food in Hackney and also all the green spaces close by. We are only a short bus ride away from canal walks to the Olympic Park, Walthamstow marshes and the Wetlands. When we've wanted to stay closer to home we've enjoyed long sunny afternoons in the private garden, entertaining family and friends."

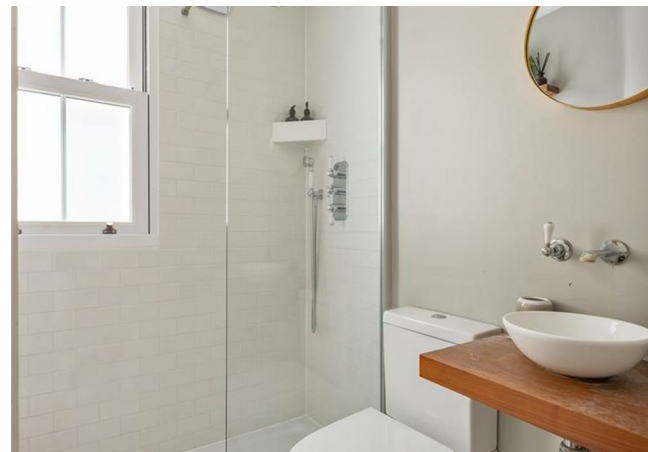
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Kitchen/Diner
13'8" x 12'11"

Bedroom
8'3" x 11'1"

Reception
10'10" x 11'1"

Bedroom
13'11" x 12'7"

Reception
10'7" x 12'7"

Bathroom
8'2" x 12'9"

Bedroom
8'6" x 7'8"

Bedroom
12'7" x 16'8"

Bathroom
5'8" x 5'3"

Garden
28'2" x 15'1"



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