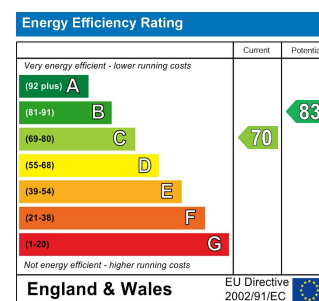




Total Area: 102.3 m² ... 1101 ft² (excluding eaves storage)



CHELMSFORD ROAD, WALTHAMSTOW

Offers In Excess Of £850,000 Freehold

4 Bed House - Mid Terrace



Features:

- Four Bedroom Home
- Victorian Terrace
- Loft Converted
- Sash Windows
- Family Bathroom
- En-suite to master bedroom
- Short walking distance to Walthamstow Village
- Easy Access to Walthamstow Central Station

A sublime and spacious four bedroom Victorian mid terrace spread across three storeys, with a south-west-facing rear garden. You're nestled on a lovely leafy street here, within easy reach of the very best of Walthamstow's many amenities.

Walthamstow Central underground and overground station is a quick twelve minute walk away. From there, you're the smoothest of shuttles away from Oxford Circus or Liverpool Street. Just a twenty minute journey for the West End and the City.

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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

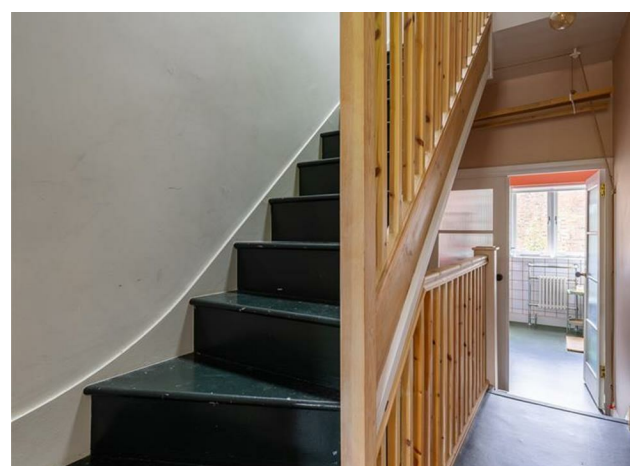
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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IF YOU LIVED HERE...

You'll be enjoying the characterful palette and spacious room sizes of your new home on a daily basis. Your open plan lounge/diner's a fine introduction, coming in at a grandly spacious 325 square feet. Enticing leafy street views sit behind the shuttered bay window, and juniper green Marmoleum flooring underfoot is a joyful touch, contrasting with muted peach walls to fine effect. The entire space is dual aspect - step through the onyx-framed doorway to the rear for your garden.

Your south-west-facing forty foot outside space is an idyllic mix of patio with an al fresco dining area and a lush lawn encircled by beds, all overseen by productive plum and cherry trees. A veritable solace. Step back inside now, this time via the kitchen door. Your kitchen finishes off the ground floor in style - in here sage green and white units house a full complement of fully integrated appliances, all with a framed garden view as a backdrop.

Head up the stairs to the first floor for two immaculate and generous double bedrooms, plus the family bathroom. With burnt ochre hues offset beautifully by that green palette, plus a rainfall shower over the standalone tub, it's a chic boutique affair. Lastly, pad up to the second storey for a spacious single sleeper, as well as the principal bedroom. In here twin skylights illuminate the

140 square foot space, bespoke sage green cabinets provide a wealth of storage, and the en suite's floating sink and WC, plus walk-in rainfall shower, will delight.

Outside and you're just fourteen minutes' walk from Walthamstow's famed Village, celebrated for its leafy pedestrianised areas, independent cafes, gastropubs, and artisanal shops. Justifiably one of the most popular areas in Walthamstow, these charms also include museums and ancient churches, with tranquillity for the taking. Closer to home and Thomas Gamuel Park is a moment's walk from your front door, with gardens, playgrounds and open green spaces. Perfect for picnics.

WHAT ELSE?

- If you're in the mood for cocktail chic with a bistro vibe then head to Joe Brundle's Eat17 in the Village. With locally sourced ingredients and the freshest scallops courtesy of Potter Street Fishmongers, you can't really go wrong here.
- Local schools are excellent. You have twenty five primary/secondaries in a one mile radius rated 'Good' or better by Ofsted, eight of which have been handed 'Outstanding' status.
- Around Walthamstow Central Station you'll find CRATE Walthamstow, our borough's renowned street market and all the independent bars, cafes, restaurants and entertainment hot spots of Hoe Street.



A WORD FROM THE OWNER...

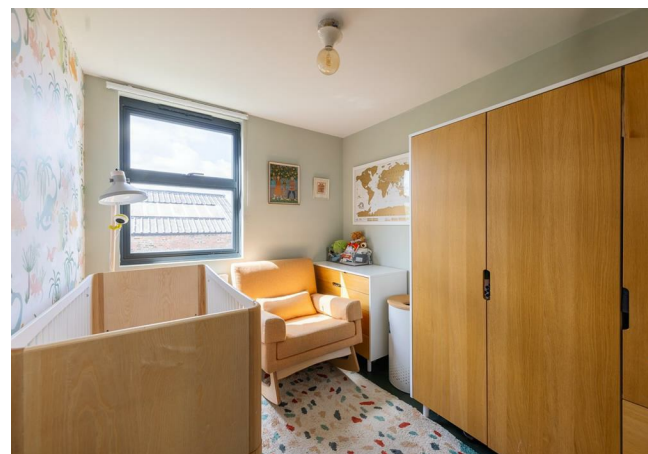
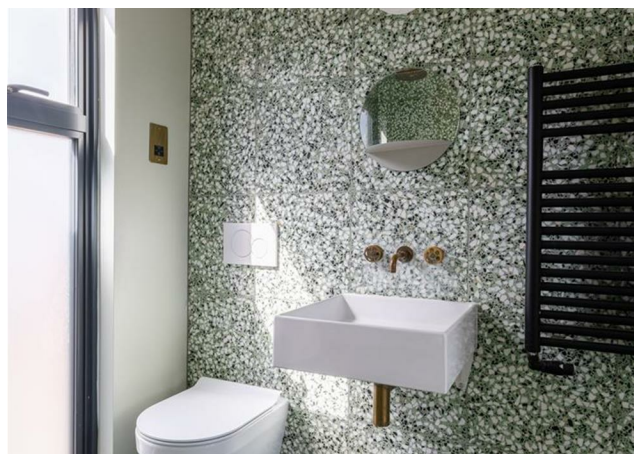
"We have loved living in Walthamstow for the last few years with our family and dog, Hilda. There is a lovely park on our street and our son has really enjoyed being so close to playground. Walthamstow Village, St James and Walthamstow High Street are within a 15 minute walk, making it really easy to pop to the local shops or out for a glass of wine or beer in one of the many pubs nearby. At the weekends we often go on dog walks along the canal by the Walthamstow Wetlands or drive up to the nearby Epping Forest or Hollow Ponds. We will miss the sense of community on our street, it's rare in London to know so many of your neighbours, with an active WhatsApp group, community swap shops and coordinated trick or treating. We hope that the new owners enjoy the house and local area as much as we have!"

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Reception Room
13'10" x 24'8"

Kitchen
7'9" x 10'0"

Bedroom
13'11" x 10'10"

Bedroom
8'6" x 11'2"

Bathroom
7'6" x 9'11"

Bedroom
13'9" x 10'7"

Eaves Storage

Ensuite
7'5" x 6'1"

Bedroom
7'5" x 9'3"

Garden
14'1" x 38'8"



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