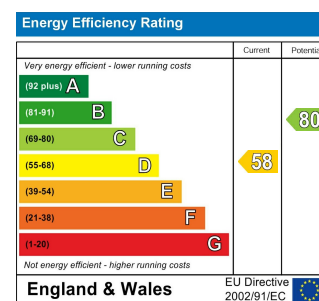




Total Area (Excluding Eaves Storage): 106.9 m<sup>2</sup> ... 1151 ft<sup>2</sup>

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.



## GAYWOOD ROAD, WALTHAMSTOW

### Offers In Excess Of £825,000 Freehold

### 3 Bed House - Mid Terrace



#### Features:

- Victorian Terrace
- Four Bedroom
- Two Bathroom
- Two Receptions
- Central Walthamstow Location
- Solar Panels

A fantastic, charmingly presented, four bedroom Victorian terrace, with two luxurious bathrooms and a modern loft conversion. This wonderful family home is nestled in the heart of Walthamstow with all its fantastic amenities close to hand.

For family days out in lush, open green spaces, visit the cultivated gardens of much loved Lloyd Park, only one minute on foot from your new front door. Here you'll find tennis courts, a skatepark, the historic William Morris Gallery and plenty of spots for stretching out and relaxing.

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0203 397 2222

**E4 & N17**  
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**E17 & E10**  
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**E18 & IG8**  
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IF YOU LIVED HERE...

Your first reception room is a delightful blend of olive green paintwork and blonde timber flooring, with bright bay window and ornate vintage fireplace. A doorway leads directly into your second reception, open to your hallway, stairs and kitchen. In the latter, you'll find engineered oak flooring, chunky wooden countertops and cabinets, and a Belfast sink. Sliding doors take you through to your timber beamed conservatory and then you'll find yourself out in your West facing private garden. Out here you have a paved patio, for al fresco entertaining, and plenty of borders with space for vegetables and plants.

Back inside, and on the first floor you'll find your principal bedroom, with more smooth hardwood underfoot and two bright windows illuminating the space with natural light. The blonde timber flooring continues into your second double sleeper, which also has rear garden views. Your huge family bathroom has a striking mauve colour scheme with a full classic white suite, vessel washbasin, sturdy wooden vanity unit and a shower over the tub. There are also two convenient purpose built storage cupboards, great for storing bath towels and beauty products out of sight.

Up on your third floor, you'll find your stylish loft conversion, home to an enormous, 210 square foot sleeper and a sleek en suite bathroom. Natural light pours into the bedroom from two large skylights overhead and you'll find plenty of storage space in the eaves for all your personal belongings and keepsakes. In your en suite you'll find glossy white splashbacks and tilework, a rainfall shower over the double ended tub

and a mustard yellow retro paintjob. The vanity unit and mirrored cabinet provide still more bathroom storage.

You're only a half mile from Walthamstow Central station for rapid Overground and Victoria line services, giving you a door to door commute of around thirty minutes to King's Cross and Liverpool Street. You could start exploring by wandering down to Sodo Pizza, just off Hoe Street, and filling yourself up on mouth watering Italian cuisine before venturing along Orford Road, the vibrant heart of Walthamstow Village. Younger family members will enjoy a visit to Zip Zap, a creative arts, music and drama centre for preschoolers, whilst the adults will be delighted to find a huge selection of fine, independent eating and drinking establishments along this happening stretch of road.

WHAT ELSE?

- Your new local will be The Bell on Forest Road. This family and dog friendly gastropub serves one of the best Bottomless Brunches in London, delicious pizzas and has a great beer garden for soaking up the summer sunshine.
- There are twenty nine primary and secondary schools within a mile of your home, which have been rated as 'Outstanding' or 'Good' by Ofsted.
- For a relaxing luxury spa session or a revitalising workout in a state of the art gym, head over to Waltham Forest Feel Good Centre, only half a mile from your door.



A WORD FROM THE OWNER...

"I loved the house from the moment I walked in - the space and light in the kitchen and living room. I like the fact that the front sitting room has not been knocked through. I used it as an office when I first moved in. The parks and the William Morris Gallery across the road are a real feature. Epping Forest is only a 15/20 minute car ride away."

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**Reception**  
10'9" x 12'7"

**Reception**  
14'0" x 10'5"

**Kitchen**  
8'8" x 10'5"

**Storage**

**Bedroom**  
14'1" x 10'10"

**Bedroom**  
8'11" x 10'5"

**Bathroom**  
8'7" x 10'5"

**Bedroom**  
11'10" x 19'8"

**Eaves Storage**

**Ensuite**  
8'5" x 5'6"

**Conservatory**  
9'4" x 8'0"

**Garden**  
approx. 15'7" x 32'9"



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