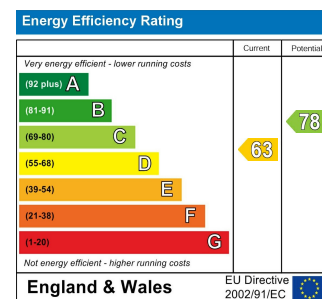


Total Area (Excluding Eaves Storage): 131.5 m<sup>2</sup> ... 1416 ft<sup>2</sup>

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.



## SPRUCE HILLS ROAD, WALTHAMSTOW

### Offers In Excess Of £1,100,000 Freehold

#### 4 Bed House



#### Features:

- Four Bedrooms
- Immaculately Presented
- Rarely Available
- Chapel End Location
- End of Terrace
- Beautiful Garden
- Short walking distance to Wood Street Station
- Easy Access to Epping Forest

A unique architectural find, expertly designed and artfully appointed, this four bedroom end terrace features elegant, custom-created extensions to the rear and loft space. It's all nestled in Chapel End, moments from vibrant Wood Street.

Wood Street Station is just over half a mile on foot, where you'll find fast twenty minute Overground services through to London Liverpool Street. Alternatively, ride one stop to Walthamstow Central, and the Victoria line.

REQUEST A VIEWING  
0203 397 9797

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
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0203 397 9797

**E18 & IG8**  
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#### IF YOU LIVED HERE...

As you step into your enormous, open plan reception area the lovingly curated design choices that have gone into this home are immediately apparent, contemporary and welcoming features running throughout all three storeys. An oversized window bathes the space in natural light with an inset fireplace as the focal point, and flawless blonde hardwood underfoot. All this continues into the side and rear extensions, created by international architects Casper Mueller Kneer. Here you have views of your splendid garden via a Crittal patio door, before you turn a corner into your magnificent kitchen. In here you'll find smoky grey splashbacks, smooth birch faced plywood cabinets, Corian worktops and integrated chef's oven, all laid open to your third reception room, skylit with garden views.

Opening up the wall-spanning, floor to ceiling patio doors, you'll step into your meticulously landscaped garden, designed from the turf up to be low maintenance and drought resistant. It all starts with slate patio surrounded and screened by dense green foliage. Step down into a serene mix of gravelled patio, leafy shaded spots, mature trees and bushes. There's

even space at the end to build a studio or summerhouse. Back inside there's more to find on your ground floor with a convenient craft and utility room just off the hallway plus handy spare WC. Finally, head up to the first floor via the striking, custom made, plywood and Richlite staircase running through the heart of your new home.

Up here you'll find two handsome double bedrooms and a single sleeper, with one bedroom currently in use as a studio workspace. Your first family bathroom has floor to ceiling brickwork tiling, a chrome heated towel rail and shower over the tub. Upstairs, in the stylish, custom built architecture of your loft development, courtesy of the current owner and Dedraft Architects, you'll find an equally spacious en suite wet room with a large, bright skylight and stroll in shower. Completing things in style is your 220 square foot fourth sleeper, with twin bright skylights and an artfully angled window, ensuring superb views and floods of natural light.

The lush, cultivated gardens of Lloyd Park are just a half mile away where you can roll out your picnic blanket or visit the historic William Morris Gallery. Even closer are

the multi million pound leisure facilities of Waltham Forest Feel Good Centre, with an Olympic sized pool, a huge modern gym and a luxurious spa. For fresh artisan loaves, unique vintage finds and intimate independent eateries, make your way down Wood Street and meander through its renowned indoor market. Your new local will be The Bell on Forest Road. This family friendly gastropub has a lovely beer garden and serves hearty Sunday roasts.

#### WHAT ELSE?

- Among the wealth of discreet designer touches prevalent throughout your new home are door handles from Danish ironmonger Randi, Philippe Starck Duravit sanitary ware in the bathrooms and underfloor heating in your skylit en suite.
- There are plenty of excellent local schools in your area. Twenty one primary and secondary schools within a mile of your home have been rated as 'Outstanding' or 'Good' by Ofsted.
- The younger members of your family will be delighted to attend a creative learning session at Role2Play, an interactive role play centre where children can be whoever they want to be.



#### WORD FROM THE OWNER

"Number 5 Spruce Hills Road has been a fantastic house to live in and develop over the years. Walthamstow has a well-deserved reputation for being a safe, vibrant place to raise a family. Transport links are very well placed for us - a 15 minute walk to the tube and well under 10 to Wood Street. Two family favourites on the weekend: coffee and a danish from Chocolatine or Wood St Bakery then take the train to St James St, 15 mins walk to the canal and on to Hackney. Or take the same train on to Bethnal Green and walk to Brick Lane. We'll miss our neighbours from the length of the street. There's a strong sense of community which isn't always easy to come by in London."

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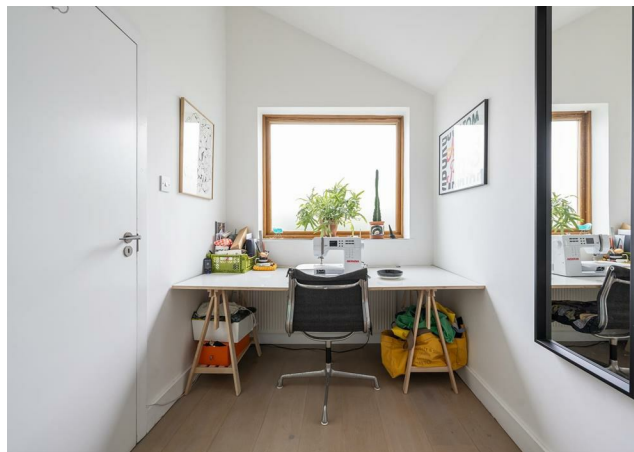




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**Reception**  
11'5" x 14'3"

**Bedroom**  
11'6" x 11'6"

**Reception**  
11'5" x 12'0"

**Bedroom**  
11'5" x 12'6"

**Kitchen**  
12'5" x 8'9"

**Bedroom**  
8'9" x 8'2"

**Reception**  
15'3" x 9'1"

**Bathroom**  
7'1" x 5'9"

**Utility**  
6'3" x 10'4"

**Bedroom**  
13'5" x 16'8"



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