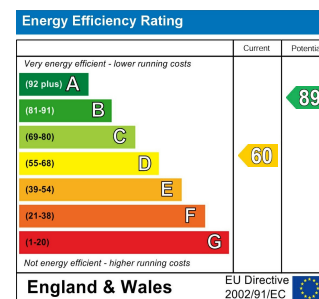




Total Area (Excluding Eaves Storage): 111.6 m² ... 1201 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



BUNYAN ROAD, WALTHAMSTOW

Offers In Excess Of £825,000 Freehold

3 Bed House - Mid Terrace



Features:

- Three Bedrooms
- Mid Terrace Victorian House
- Arranged Over Three Floors
- Beautifully Presented
- Kitchen Diner
- Two Bathrooms
- Moments from Blackhorse Road Station
- Short Walk to Lloyd Park and Walthamstow Wetlands

An artfully developed and elegantly appointed three bedroom terrace, expertly arranged over three storeys, brimming with style and character, plus private rear garden. Outside, both Blackhorse Road tube and Lloyd Park are within easy reach.

Home to landscaped gardens, cafes, courts, a great range of sports clubs and classes and even a regular Saturday farmer's market, our beloved green gem of Lloyd Park is a fantastic spot to have on your doorstep.

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
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

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

You'll have 1200 square feet of immaculately appointed living space to stretch out in. The first of your twin reception rooms is on your right as you enter, stylishly finished in soft, tranquil, pastel green up to the picture rail. Wooden bistro shutters adorn the bay window, flawless blonde timber runs underfoot and there's a striking vintage hearth and mantel in the chimney breast.

To the rear, your beautifully extended kitchen/diner stretches away for 300 skylit square feet, all the way to a rear wall of bi folding patio doors flooding the space with natural light. A substantial chef's island takes centre stage, atop more blonde timber flooring and below designer pendulum lighting. Handsome royal blue cabinets and marbled countertops run around the flanks and you can open it all up to your garden, a pleasantly secluded mix of patio, lawn and bespoke timber seating.

Upstairs and your principal bedroom's a generous 160 square feet, with soft carpet, more bistro shutters, another vintage hearth and an ingenious two tone colour palette. Bedroom two to the rear is a bright, characterful single and the ideal nursery, while next door your family bathroom features a rainfall shower over the tub and flawless metro tiling from tub to ceiling. Into the loft conversion

now, where you have a spectacular dual aspect sleeper sitting between skylights and a Juliet balcony, and a characterful en suite shower room off to the side.

Outside and as well as Lloyd Park within easy reach, you're just five minutes from Blackhorse Lane and the beloved Blackhorse Beer Mile. Here you'll find a collection of independent craft breweries, taprooms and beer gardens, from the huge Big Penny Social to the wickedly cool Wild Card Brewery. You're sure to find a favourite. And when you want to venture further afield, Blackhorse Road station is just ten minutes on foot for the Victoria line and direct fifteen minute runs to King's Cross.

WHAT ELSE?

- London's largest nature reserve, our 500 acre Walthamstow Wetlands, is just a fifteen minute stroll away anytime you want to lose yourself in nature. You'll forget you're in London.
- Parents will be pleased to find twenty one primary/secondary schools, all less than a mile away on foot and all rated 'Outstanding' or 'Good' by Ofsted.
- Looking for a new way to keep in shape? The climbing walls at Yonder offer ascents for all ages and abilities. Just seven minutes on foot.

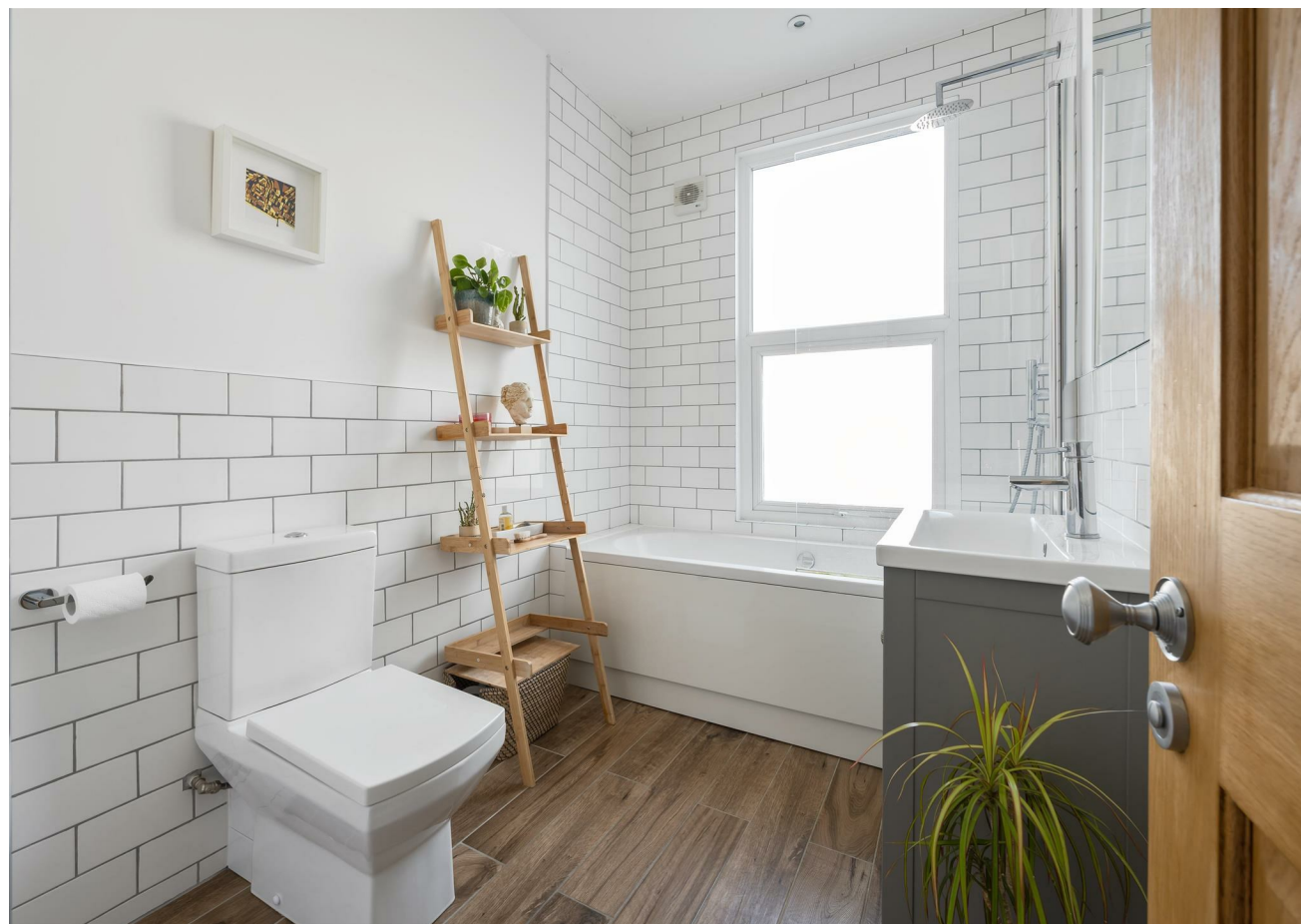


A WORD FROM THE OWNER...

"We have lived in this house for 5 years and have loved every moment of it. All our neighbours are lovely, and there is a real community feel to the street with a WhatsApp group and regular street parties. The quiet nature of the street with no through traffic adds to this community feel. The road really is very quiet given its proximity to Blackhorse Road Tube Station, which is less than a 10 minute walk away. You'll find multiple coffee shops and a Tesco en-route. We spend the majority of our time in the rear extension where we benefit from an indoor/outdoor living space where we can treat the garden as an additional room. The large roof lights and bi-fold doors flood light into this area making a bright and airy space perfect for hosting guests. We love the contrast between this and the cosy living room at the front of the house. There is an extensive amount of storage space within the house, which has always been important to us. We have made an effort to create a small, but functioning utility space under the stairs, which boasts floor to ceiling shelving and space for a washing machine. Its been great to use this space to hide away kitchen appliances and bins whilst maintaining their functionality via the double doors onto the kitchen. We think this is unique for a house in this area. The area caters for both adults and children. There are lots of parks and open spaces, great nurseries, the wetlands and a host of daily activities for children and babies. The "Beer Mile" consists of lots of local breweries serving up beverages and food options, with the major of locations being within a 10 minute walk of the house. The development around the Tube Station has brought new restaurants, bars, supermarkets and shops to the area. This has been a great area to live and bring up our child."

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Reception
11'7" x 12'0"

Kitchen / Dinner
14'11" x 20'10"

Utility / Storage

Bedroom
15'1" x 10'7"

Bedroom
8'10" x 8'6"

Bathroom
5'10" x 8'6"

Storage

Bedroom
15'1" x 18'10"

Ensuite

Eaves Storage

Garden
approx. 14'9" x 14'1"



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