

HATHERLEY ROAD, WALTHAMSTOW

Offers In Excess Of £1,450,000 Freehold

4 Bed House - End Terrace



Features:

- Stunning Four Bedroom House
- Victorian End Of Terrace
- Walthamstow Central Location
- Fully Renovated Throughout
- Spacious Kitchen/Diner
- Converted Basement
- Chain Free

In the heart of Walthamstow sits this outstandingly beautiful, fully renovated, four double bedroom, Victorian family home. A marvellous end terrace, arranged over four floors, with dedicated home working space and tranquil rear garden.

For fast, frequent Victoria line trains to King's Cross and Oxford Circus, you're just eight minutes on foot to nearby Walthamstow Central station. Or alternatively, hop onto the Overground for direct services to Liverpool Street.

REQUEST A VIEWING
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E4 & N17
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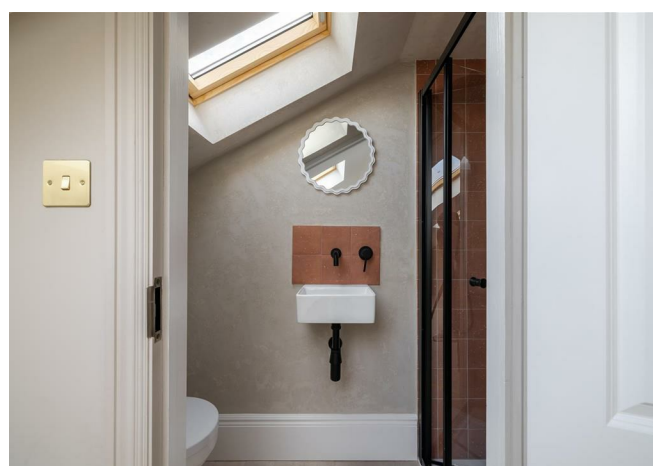
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hellohackney@stowbrothers.com
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IF YOU LIVED HERE...

Your 305 square foot reception room is a captivating blend of elegant period features, lovingly restored timber flooring, smooth paintwork, exposed brick and a vintage pewter hearth. Everything is bathed in natural light from the demi panel shuttered bay window, and a graceful archway provides access to your open plan kitchen/diner. In here the architectural flair and interior design flourishes are exquisite, with herringbone brickwork flooring, timber beams and a large skylight overhead, dual aspect arched windows, a sizeable chef's island and breakfast bar, and direct access to the rear garden. Your serene outdoor space is an equal mix of patio and lawn, with a sumptuous, raised, covered relaxation area to the rear.

As you head back inside, before going upstairs, you'll find steps down to your basement, where there's a spacious, fully finished, home working studio. Up on the first floor, your principal bedroom has more of those lovely original floorboards and panel shuttered windows. There's an exposed brick fireplace and another elegant archway leads to a luxurious en suite, decked out with brass fixtures and fittings, a suspended timber vanity unit and a stroll in rainfall shower. Your family bathroom sits next door, equally lavish, with smooth brickwork flooring, a free standing double ended tub and a dedicated rainfall shower cubicle, glorious in brass trim.

You'll find a convenient, pristine utility room next door, then another handsome double bedroom that overlooks your garden. The final ascent brings you to your wonderful second floor loft conversion, consisting of a generous double bedroom

with a dramatic angular window offering rooftop and garden views. There's also your fourth, 255 square foot bedroom, with two bright skylights and a Juliet balcony to the rear. It's also home to another stylish en suite, with terracotta splashbacks, ebony fixtures and fittings and another stroll in rainfall shower.

Outside, and you're perfectly situated for getting the most out of the treasured social hotspots of Walthamstow. Just moments from your front door you have a range of independent cafes, restaurants and bars on nearby Hoe Street. Here's where you'll find your new friendly local, Ye Olde Rose and Crown Theatre Pub, where you can also catch the latest music, drama and stand up comedy performances on the scene. Much loved Lloyd Park is only ten minutes from your front door, where you can roll out a picnic blanket in beautifully cultivated gardens or visit the historical William Morris Gallery.

WHAT ELSE?

- The current owners are delighted to be offering you a chain free purchase, helping your move to be as smooth and efficient as possible.
- Just like your home, surrounding schools are of an exceptionally high standard. Thirty one primary and secondary schools within a mile of your home have been rated as 'Outstanding' or 'Good' by Ofsted.
- At CRATE Walthamstow, just a five minute wander from your door, you'll find creative craft and fitness classes for people of all ages, great craft beers from the Pretty Decent Beer Company and lots of delicious street food from local suppliers. There's even mini golf.



A WORD FROM THE OWNER...

"After completing many, many refurbishments over a decade. This is by far our most favourite one. The uniqueness in bringing together the Spanish theme with the brick tile floor and arches throughout the house has created a perfect balance for something truly special. We hope the lucky buyers loves it as much as we do."

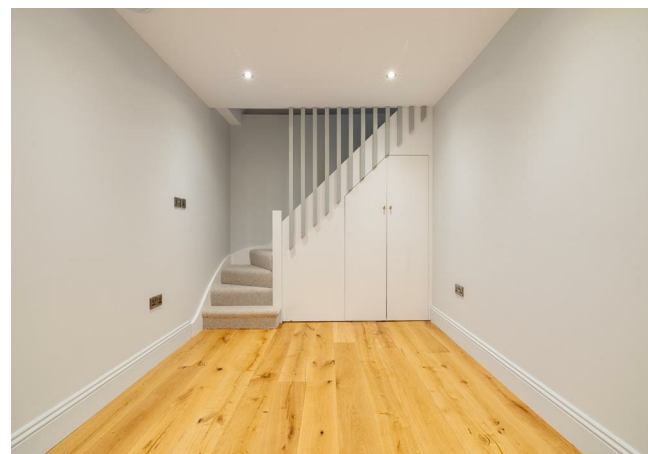
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Reception Room
13'10" x 23'4"

Kitchen/Diner
16'4" x 29'10"

Bedroom
16'8" x 11'10"

Ensuite

Bathroom
10'10" x 8'4"

Utility Room
8'0" x 5'6"

Bedroom
11'1" x 13'4"

Bedroom
12'4" x 20'5"

Ensuite

Bedroom
10'9" x 9'7"

Study

Garden
approx. 16'8" x 39'4"



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