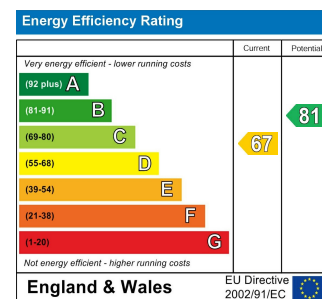




ROLAND ROAD, WALTHAMSTOW

Offers In Excess Of £1,250,000 Freehold 4 Bed House



Features:

- Four Bedrooms
- Victorian Home
- Detached
- Rarely Available
- Large Garden
- Moments From Walthamstow Village
- Original Features
- Off Street Parking

An exquisitely presented and beautifully finished four bedroom detached Victorian home spanning just under 2000 square feet. Thoughtfully extended and including an abundance of original charm, you're moments away from our beloved village.

Your nearest station, Wood Street, is just a six minute walk away. From here, you're just twenty minutes from Liverpool Street on the Overground.

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
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0203 369 1818

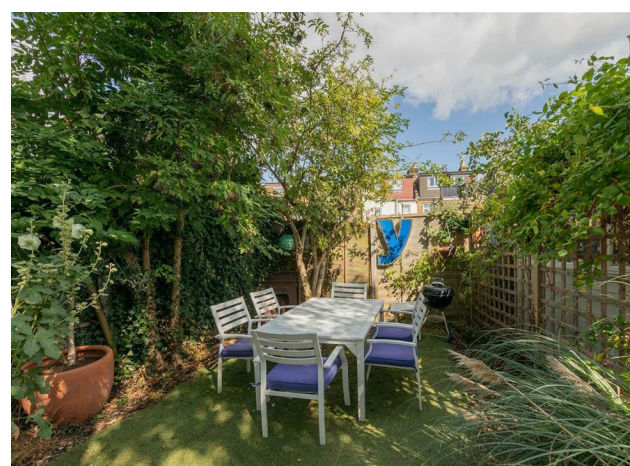
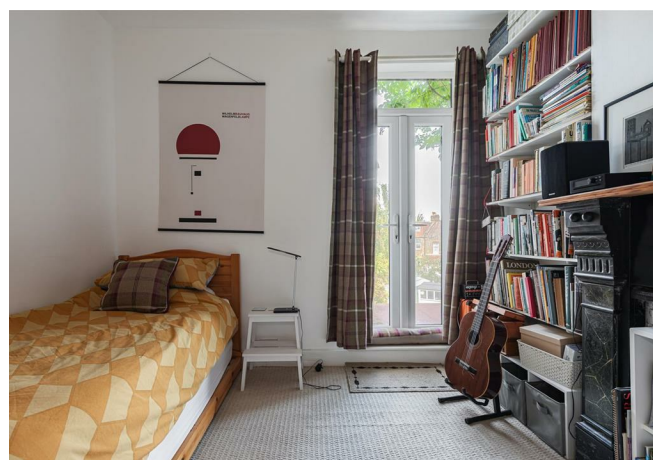
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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New Homes
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Investment & Development
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IF YOU LIVED HERE...

You'll love entertaining in your beautifully designed ground floor. The front reception room blends classic and modern elements, with a grand, ornate fireplace, rich mahogany colour hardwood floors and pendant lighting. This room is illuminated by natural light from the bay window with modern sash windows and shutters. Original French doors open from an additional reception area that flows into your expansive kitchen and dining space. The kitchen, modern and bright in soft greens, offers ample counter space, sleek white cabinetry, an integrated fridge and freezer. You also have a sky lit lounge area with full width bi-fold doors overlooking the lush garden.

The ground floor also features a downstairs WC, handy extra storage space, a spacious utility room, and under stairs storage. Ascend the regal blue carpeted stairs to find three extremely generous double bedrooms, each smartly appointed. The front facing bedroom is filled with natural light and features a vintage fireplace framed by vintage wardrobes. The other bedrooms on this floor feature soft sand carpeting, French doors and a Juliet balcony to the rear. One features ample shelving and another original fireplace, while the rear bedroom sits under twin skylights and overlooks your garden.

Your family bathroom completes the storey, modern and bright, with a clean neutral palette. Beige tiles cover the walls, complemented by rich walnut wood effect flooring. Recessed lighting adds a stylish touch, while the freestanding tub and spacious shower cubicle offer both comfort and practicality. Upstairs, the skylit loft conversion

spans the entire second floor, bathed in a playful soft yellow hue. This airy space includes ample eaves storage and a crisp white en suite with a separate shower cubicle. Outside, your massive garden is a retreat in itself, featuring a raised patio perfect for entertaining and dining, along with plenty of serene corners to enjoy the fresh air.

Ideally situated on a quiet residential street, Roland Road offers the best of both worlds. You'll enjoy vibrant greenery and an array of eateries just moments from your front door with Wood Street, just three minutes away, home to beloved local cafes like Rebel Coffee and Dudley's, along with your new local, The Clapton Craft Depot. The quaint atmosphere of the Village is a leisurely thirteen minute stroll, featuring modern British cuisine at Eat17 and plant based fish and chips at Orford's. Spend your idyllic weekends wandering through the woodlands of Epping Forest or drifting on a boat at Hollow Ponds, just ten minutes from your new front door.

WHAT ELSE?

- Parents will be pleased to learn that within a one mile radius, you have the choice of three primary schools rated 'Outstanding' by Ofsted, including St. Mary's, just four minutes away.
- For an eclectic experience, take a trip to God's Own Junkyard, a neon art decor shop and museum with a café, just nine minutes away.
- You're lucky to live just four minutes from Made in Portugal, a Portuguese cafe with the best pastéis de nata in E17.



A WORD FROM THE OWNER...

"We have loved this unique family home for over 30 years. It's been great living in a house which has all the pleasures of a traditional Victorian property and the modern spacious open plan extension that has given us and our friends and family joy over the years. A special feature for us has been the large mature garden which gets light in different areas throughout the day. It's been great for family gatherings, BBQs and childrens' parties. We find it ideally placed, as it's a short walk to the Village, Wood Street shops, cafes and station. We also often use the larger centres of Wanstead and South Woodford nearby. Five minutes along Buck Walk and you are in Epping Forest for dog walking, running, picnics and tranquility."

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Reception Room
13'8" x 11'8"

Bedroom
11'7" x 10'0"

Reception Room
11'6" x 9'11"

Bathroom
12'1" x 5'10"

Kitchen / Dining Room
31'10" x 25'0"

Bedrom
19'4" x 10'10"

Utility Room
9'0" x 7'9"

Bedroom
18'11" x 10'0"

Bedroom
15'4" x 13'9"

Garden
42'7" x 59'0"

Cellar



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