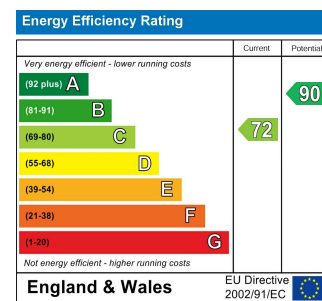
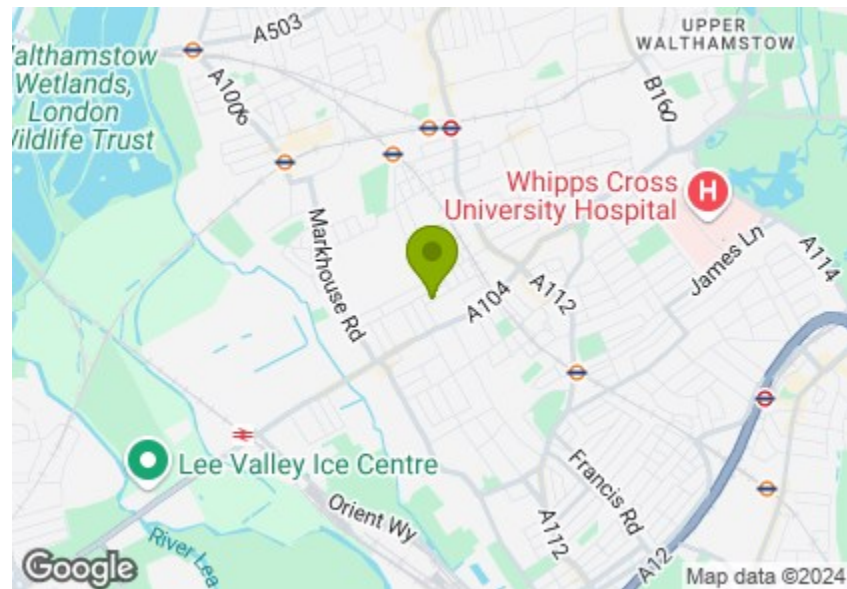


Total Area: 77.3 m<sup>2</sup> ... 832 ft<sup>2</sup>

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.



## BOWDON ROAD, WALTHAMSTOW

### Offers In Excess Of £675,000 Freehold

### 3 Bed House - Terraced



#### Features:

- Three Bedrooms
- 1920s Home
- Potential to extend (stpp)
- Stripped Wooden Floorboards
- Short walking distance to Walthamstow Village
- Easy Access to Walthamstow Central Station
- Quiet Residential Location

An utterly lovable three bedroom 1920s family terrace, brimming with charm and unique character throughout, with a wealth of sociable space. Original features are everywhere and Walthamstow Central station is less than twenty minutes away.

With substantial loft space still to be explored, you have potential here to follow in the footsteps of some of your neighbours and add your own whole new storey (subject to the usual permissions). A home that can grow with you and yours.

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#### IF YOU LIVED HERE...

Step past that charming period frontage for your bay windowed front reception, 160 square feet with artfully restored original timber floors running underfoot. Striking William Morris wallpaper and battleship grey cornicing add to the vintage atmosphere. Next door your kitchen/diner is larger still, an easy 180 square feet with mustard yellow walls, timber worktops, metro tile splashbacks and more sanded, stained and refined vintage timber underfoot.

Your garden's a picturesque, low maintenance affair, with a smart brick patio descending to an expanse of gravel surrounded by dark timber fencing and dotted with pot plants and a pergola. Upstairs, your family bathroom's classically finished in black and white with metro tiling from floor to ceiling and a freestanding clawfoot tub. Finally to the sleeping arrangements, with two tranquil double bedrooms, both featuring deceptively spacious storage courtesies of bespoke carpentry. Finally a spacious single could make for a fine home office, and more of that lovely vintage flooring runs underfoot throughout.

Outside now where, as noted, Walthamstow Central station is just under twenty minutes on foot or five by bike. From here you have direct twenty minute connections to Oxford Circus and Liverpool Street via the Victoria line and overground, respectively. You can stroll to Walthamstow Village just as quickly,

for some of the best restaurants and gastropubs for miles around, all clustered on a peaceful collection of leafy, part pedestrianised streets. To the south, Francis Road, famous for its independent cafes and coffee spots, is just as close, while the bustling nightlife of Clapton is a straight run across the marshes.

#### WHAT ELSE?

- If you're looking to lose yourself in nature, the wilderness of Waterworks Meadow and the endless greenery of Hackney Marshes start just twenty five minutes away.
- Walthamstow's main thoroughfare of Hoe Street runs less than ten minutes from your new front door, home to a huge variety of attractions. You can pick up a coffee and sourdough loaf from independent bakeries like Suba or Today Bread, enjoy a film at the newly reopened Forest Cinema and you'll shortly be able to take in a show at the soon to be opened 1000 seat Soho Theatre.
- Local schools are chiefly excellent, with twenty 'Outstanding' or 'Good' establishments all less than twenty minutes' walk from your new home.



#### A WORD FROM THE OWNER...

"We have loved living in this friendly, vibrant neighbourhood and making this gorgeous house our home. Being able to walk to the village for a coffee, or take a short bike ride to sample the culinary delights of Clapton, as well as having the Wetlands so nearby for a peaceful wander, has been wonderful. Walthamstow's star continues to rise, with Soho Theatre opening next year, and this house is perfectly located to explore all the local offerings, and being such a short stroll to the tube and overground stations makes it perfectly located for London life in general."

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**Reception**  
11'10" x 13'9"

**Bedroom**  
11'5" x 11'4"

**Kitchen/Diner**  
17'3" x 11'3"

**Bathroom**  
5'6" x 7'5"

**Bedroom**  
5'6" x 8'4"

**Garden**  
approx. 36'1" x 17'2"

**Bedroom**  
11'4" x 13'9"



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