

HAROLDSTONE ROAD, WALTHAMSTOW

Offers In Excess Of £925,000 Freehold 3 Bed House



Features:

- Three Bedrooms
- Victorian Terraced
- Beautifully Presented
- Short walking distance to St James Street Station
- Potential to extend (stpp)
- Easy Access to Walthamstow Wetlands

Situated close to the much-loved Walthamstow Wetlands near E17's thriving St James St neighbourhood, this three-bedroom Victorian terrace has been gorgeously restored, making it a dream home for anyone to enjoy from the moment they move in. That said, it also has the potential for extension, which could be good peace of mind, while other highlights include the stunning double-reception, beautiful kitchen, ground floor WC, landscaped rear garden, first floor bathroom with walk-in shower and freestanding bath, not to mention the sublime features throughout.

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IF YOU LIVED HERE...

You'll take great pride in stepping through your charming vintage-style front door from day one. While there's still plenty of opportunity for you to add your own touches, thanks to the previous owner's imaginative renovation work, the home's a light-filled sanctuary that balances the needs of modern living carefully with the beauty of Victorian design.

From the traditional floor tiles in the hallway, column radiators throughout and black Crittall patio doors to the brass fittings, seagrass carpeting and bespoke carpentry, there's not an inch that hasn't been considered.

On the ground floor, the dual aspect double reception is spotless, while at the rear the kitchen is a masterclass in interior design, with moody off-black shaker-style cabinets, a butler sink, a double oven and a smartly designed breakfast bar, as well as the Crittall patio doors. Beyond those, you'll find a gorgeously landscaped garden, with an array of foliage in the custom planters, as well as a brilliant tiled alfresco seating spot. Roll on BBQ season.

On the first floor, you've got three immaculately decorated bedrooms - the master has brilliant bespoke carpentry, and they all benefit from natural seagrass carpeting, which you'll also find as a stair runner. Last but definitely not least, the bathroom is packed with period charm despite its polished, slick finish. You'll love having a freestanding tub to relax in as well as a walk-in shower. Don't forget you also have a ground floor WC.

Beyond that striking facade, you're spoilt for choice when it comes to greenery. You can cycle almost traffic free to Stratford and the Olympic Park in 30 minutes, and

you're also within walking distance of the brilliant Walthamstow Wetlands. Not only does the Coppermill area have its own amazing community - including the newly developed Coppermill Pub, you're in a great spot between Blackhorse Road, Walthamstow Central and St James. In the latter you'll find the creative hub CRATE and pizzeria/bar True Craft, while in the former you can explore the Blackhorse Beer Mile, featuring some of East London's most exciting breweries, bars and street food.

Need to escape beyond Walthamstow? It's just seven minutes on foot to St James Street station, where the Overground will zip you to Liverpool Street in just 16 mins. Alternatively, take a 12 minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in less than quarter of an hour.

WHAT ELSE?

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and newly opened Forest Cinema. The buzzing Hoe St is just beyond, which will be home to the Soho Theatre Walthamstow when development finishes imminently.
- Parents will be pleased to know you have plenty of great primary/secondary schools in the area.
- Situated in Walthamstow Pumphouse Museum - an 11 minute walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage. We'd call it a hidden gem, but it's already a Time Out favourite.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

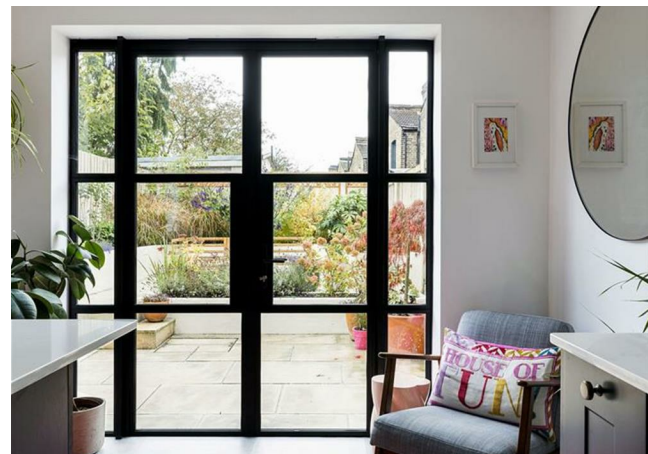
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Reception
11'6" x 10'6"

Bedroom
9'10" x 10'8"

Reception
9'9" x 10'2"

Bedroom
9'10" x 8'5"

Kitchen
10'0" x 18'10"

Bathroom
6'3" x 10'3"

Bedroom
15'1" x 11'3"

Garden
15'5" x 24'3"



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