



Reception
9'9" x 23'1"

Kitchen / Diner
7'7" x 24'0"

WC

Bedroom
13'0" x 10'3"

Bathroom

Bedroom
7'9" x 12'6"

Bedroom
13'1" x 12'3"

Ensuite

Bedroom
7'2" x 14'4"

Garden
19'0" x 13'5"

Total Area: 111.0 m² ... 1194 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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	57 82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



WAVERLEY ROAD, WALTHAMSTOW

Offers In Excess Of £800,000 Freehold

4 Bed House - Terraced



Features:

- Four Bedrooms
- Victorian Mid Terrace House
- Arranged Over Three Floors
- Immaculately Presented
- Private Rear Garden
- Kitchen Diner
- Quiet Residential Street
- Walking Distance to Wood Street Station

Appointed on an idyllic tree-lined street in the heart of Walthamstow is this four-bedroom Victorian family home. Enviably located just off Wood Street and only moments from Walthamstow Village, this home enjoys a prime location. Commuters will appreciate being just a seven-minute walk from the Overground, making it exceptionally convenient. Albeit its desirable location, this abode is beautifully presented, illustrious design choices have been applied across three spacious floors making this an optimal find.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Pristinely presented over three immaculate stories is this expansive four-bedroom Victorian mid-terrace home. Characterful throughout, this E17 find is a true gem, seamlessly blending period charm with modern living and the urban convenience of a thriving locale. Spanning three thoughtfully arranged floors, the home offers a harmonious mix of spaciousness and functionality, ideal for both families and those who love to entertain. The reception room on the ground floor boasts high ceilings, elegant cornicing, and an inviting bay window that floods the space with natural light, accompanied by stylish furnishings. Moving through the house, the hallway leads to the sleek, modern kitchen diner, a culinary enthusiast's dream with ample counter space, built-in appliances, and direct access to the private rear garden – perfect for alfresco dining and weekend relaxation.

On the first floor, you'll find two generously sized bedrooms, each beautifully decorated with a neutral palette, offering restful sanctuaries. The master bedroom is particularly spacious, with large windows providing plenty of light and a tranquil ambiance. A taupe stairwell leads you into the second floor, here the thoughtfully designed loft conversion reveals two further bedrooms, including a charming loft bedroom with exposed brick detailing, adding a unique touch of character.

Outside, the private garden offers a tranquil retreat with its well-maintained lawn and

patio area, ideal for entertaining guests or enjoying a peaceful afternoon. The home is located on a quiet residential street, moments away from the vibrant atmosphere of Wood Street, renowned for its array of independent shops, coffee houses, and the quirky Wood Street Market, home to a thoroughfare of local shops, bars and eateries including the Georgian Village's renowned local, Pixie's Bar. Advantageous for commuters, this convenient location also offers excellent transport links, with Wood Street Overground Station just a short walk away, providing swift access to Liverpool Street in just 20 minutes. Whether you're drawn to its period features or its proximity to the local amenities, this Victorian terrace offers the best of both worlds – a quiet residential setting with the vibrant heart of Walthamstow right on your doorstep.

WHAT ELSE?

- You're only a fifteen-minute stroll and four-minute car ride from the Ravenswood Industrial Estate, which is home to the renowned God's Own Junkyard, as well as breweries Wildcard Brewery Tap, Pillars Brewery and more.
- Parents will be pleased to know this home is moments from a plethora of local schools including Our Lady and St George's as well as Chapel End Primary School and St Mary's to name a few, which have all received positive Ofsted ratings.
- You truly are in the heart of Walthamstow, bordering Walthamstow Village, Orford Road is a mere stroll away, whilst still in close proximity to the verdant expanses of Lloyd Park, you have the best of the borough right at hand.



A WORD FROM THE OWNERS...

"We've loved living in 75 Waverley Road, and it'll be a tough house to leave! It's been a beautiful home to our family. We've got amazing neighbours - there's a real community feel on the street. The Wood Street area is really buzzing, especially for young families, with lots of cafes, bars/pubs and independent shops, and we're only a short walk to Walthamstow Village and Epping Forest. If we weren't moving to be closer to family, we'd love to stay here. We're really going to miss the place!"

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