



RECTORY ROAD, WALTHAMSTOW
Asking Price £1,300,000 Freehold
4 Bed House

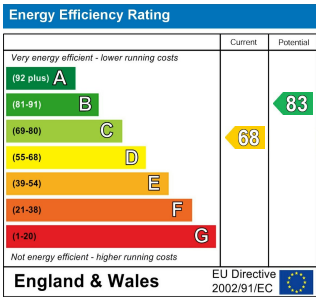


Features:

- Four Bedroom House
- Edwardian Terrace
- Sought-After Turning
- Walthamstow Central Location
- Some Original Feature
- Modernisation Required
- Rare Opportunity

This four-bedroom Edwardian terrace, set in a sought-after Walthamstow location, offers a wonderful opportunity to restore and shape into a home that reflects your style. With generous room sizes, high ceilings, and original features, there's plenty of character to work with. The spacious garden provides valuable outdoor space, while the layout lends itself to thoughtful updates. Just a short walk from Walthamstow Central station, the home is well-placed for excellent transport links and enjoys easy access to independent shops, cafes, and green spaces. A property full of potential, ready to be transformed into something special.

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
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



REQUEST A VIEWING
0203 397 9797

IF YOU LIVED HERE...

The entrance sets the tone for this characterful home, with a glazed front door, sidelites, and a transom window leading into a spacious hallway that runs the full length of the house. An original plaster arch hints at its heritage, while a long cellar offers further potential.

To the left, two reception rooms have been opened as one, connected by a graceful archway. A striking Edwardian bay window in the front reception bathes both rooms in natural light, accentuating the ornate coving, cornicing, and ceiling rose in the second reception. These spaces are ready to be revived, offering an elegant setting for entertaining or relaxing. The kitchen, though simple, remains functional and leads directly onto the side return, presenting an opportunity to extend and reconfigure the space (STPP). Beyond, a third reception room opens onto the private garden—a blank canvas with space to create a peaceful outdoor retreat. At the far end, there's even potential for a studio or garden room.

Upstairs, four bedrooms and a family bathroom are arranged off a spacious landing with built-in storage. The main bedroom, mirroring the reception below, features a bay window and glazed double doors leading onto a generously sized balcony, waiting to be restored. Two further bedrooms provide ample space for doubles, while the fourth is ideal as a nursery, dressing room, or home office. The bathroom, with its large corner bath and separate shower, is well-proportioned and ready for modernisation. With the potential to extend into the loft (STPP), this is a fantastic opportunity to

breathe new life into a period home, tailoring it to your vision while adding value.

Just a short stroll away, God's Own Junkyard dazzles with its neon displays, while Wood Street Indoor Market offers vintage finds, independent traders, and unique collectibles. Lloyd Park, home to the William Morris Gallery, provides green space to unwind, and on Saturdays, its lively market brings fresh produce and artisan food to the heart of the community. A 10-minute walk leads to Walthamstow Village, where independent cafes, restaurants, and The Village Pub await.

For families, the area offers excellent schools, including Henry Maynard Primary School, just a 12-minute walk away. With both primary and secondary options nearby, this is an ideal location for those looking to settle in a well-connected and thriving community.

WHAT ELSE?

Walthamstow Central is just a 12-minute walk, offering excellent Victoria Line and Overground links for quick connections to the city and beyond. Whether commuting or heading out for the day, fast and frequent services make travel easy. Around the station, a lively mix of shops, cafes, restaurants, and bars provides everything from independent coffee spots to high street favourites.



A WORD FROM THE OWNERS...

"In 1978, our family moved into 43 Rectory Road, after having lived in 'Poet's Corner,' where earlier generations of our family had resided through both World Wars and back into the Victorian era. We'll never forget the excitement when our parents told us we were moving to Rectory Road... yes, that Rectory Road! For young kids, it was thrilling to realize we'd be living on such a grand street, with its elegant houses and tree-lined avenue. For many years, our parents were active and esteemed members of the local church, school, and college communities, and they are commemorated in St Mary's Church. We enjoyed many happy years surrounded by family and community, with our welcoming, spacious home at the heart of it all—a hub for family, friends, and the local church community. The house is perfect for family life, offering ample space to live, work, and relax. It provides areas for socializing, yet plenty of room for privacy when needed. The garden is peaceful, secluded, and wonderfully private—our mum's pride and joy back in the day. Thanks to its fantastic location, commuting, working, and socializing from 43 Rectory Road into London, Essex, and beyond is incredibly convenient, thanks to excellent transport links. Anyone familiar with London will tell you Walthamstow is one of the best areas to live—and anyone who knows Walthamstow will say that Rectory Road is the best road in E17! Whoever the next occupants are will truly have struck property gold."

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 9797

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



Reception Room
11'5" x 14'8"

Reception Room
11'5" x 11'9"

Reception Room
12'0" x 11'10"

Kitchen
8'5" x 12'5"

WC

Bedroom
17'2" x 14'8"

Balcony

Bedroom
11'6" x 11'9"

Bedroom
8'5" x 6'8"

Bathroom
8'5" x 7'3"

Bedroom
12'0" x 9'10"

Garden
59'0"

Cellar
4'11" x 24'1"



REQUEST A VIEWING
0203 397 9797

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM