



## MANOR ROAD, WALTHAMSTOW

Offers In Excess Of £750,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedrooms
- Immaculately Presented
- Kitchen Extension
- Easy Access to Walthamstow Wetlands
- Downstairs WC
- Underfloor heating in kitchen
- Short walk to Blackhorse Road Station

This beautiful three-bedroom home offers a stylish and contemporary living space in a sought-after location. Thoughtfully extended, the kitchen provides a bright and spacious hub for entertaining, complete with underfloor heating for added comfort. The ground floor also benefits from a convenient WC. Just a short walk from Blackhorse Road Station, the property enjoys excellent transport links, while the nearby Walthamstow Wetlands provide a peaceful escape into nature. Immaculately presented throughout, this home seamlessly blends modern finishes with a welcoming atmosphere.

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





# IF YOU LIVED HERE...

The home creates a welcoming first impression even before you step inside, with its neat and well-kept exterior. The elegant front door, featuring a stained glass window, adds a touch of charm and sophistication, hinting at the stylish interiors beyond.

The reception room is a beautifully balanced space, with deep green walls creating a warm atmosphere. A stunning bay window with stained glass transoms and white shutters floods the room with light, while a lovingly restored fireplace sits proudly above a raised hearth. High ceilings enhance the sense of space, with potential for stylish storage solutions.

The ground-floor WC is a smart and convenient addition, perfect for guests. At the heart of the home, the expansive kitchen and dining area has a beautifully organic feel. Light wood wall-mounted storage contrasts with black-painted lower cabinetry, while a built-in wine rack and matching black appliances, including a sleek double oven, add sophistication. Two skylights and bi-folding doors welcome south-facing sunlight, blending indoor and outdoor living. Thoughtfully designed storage and a generous pantry makes organisation effortless, while underfloor heating and vintage-style pendant lights create a welcoming atmosphere.

Flowing effortlessly from the home, the south-facing garden begins with an elevated patio, ideal for entertaining or relaxing. A lawn extends beyond, framed by raised flower beds. Private and open, it offers uninterrupted sky views.

Upstairs, hardwood flooring continues, enhancing the home's warmth and cohesion. A window on the landing brings in natural light, maintaining the bright and airy feel. The fully tiled bathroom is sleek and functional, featuring a bath with overhead shower.

All three bedrooms are on the first floor, each thoughtfully designed for comfort and versatility. The main bedroom, at the front, includes two built-in wardrobes, white shutters, and warm wood flooring. The second bedroom, overlooking the rear garden, has space for a double bed, while the third is ideal for a nursery, home office, or creative retreat.

Lloyd Park, just a short stroll away, is a much-loved green space with beautifully landscaped gardens, a bustling weekend market, and the historic William Morris Gallery, celebrating the life and work of the iconic designer. Another short walk takes you to the renowned Blackhorse Beer Mile, a haven for craft beer enthusiasts, featuring a collection of independent breweries, including the lively Big Penny Social, where you can enjoy locally brewed pints in a vibrant atmosphere. For a change of pace, the nearby Walthamstow Wetlands offers a tranquil retreat, with scenic walking trails, open water views, and an abundance of wildlife, making it the perfect spot for nature lovers.

# WHAT ELSE?

Blackhorse Road Station is just a short walk away, providing swift access to the Victoria Line and Overground services, making commuting into central London and beyond effortless. Additionally, numerous bus routes serve the area, offering excellent connectivity to surrounding neighbourhoods and key destinations across the city.



# A WORD FROM THE OWNER...

"What we've loved most about living here is the perfect balance between a peaceful home and a buzzing, creative community. The house itself is a sanctuary – full of light, beautifully designed, and so easy to live in – but step outside and there's so much on the doorstep. When we first moved here, we were drawn to the green spaces – the Wetlands, the Marshes, and the local parks have been our go-to places for walks, fresh air, and a break from city life. But what's really made it special is the sense of community. There's a real neighbourly feel, with independent breweries, coffee shops, and creative spaces making it easy to bump into familiar faces. The mix of families, artists, and young professionals creates a vibrant energy without feeling overwhelming. Practicality-wise, it's been brilliant too. Blackhorse Road station makes commuting simple, the Co-op at the top of the road is ideal for last-minute essentials, and Walthamstow Village and St James Street are just a short bus ride away when you want to explore more. It's a place that feels connected, welcoming, and full of character – the kind of area where people move in and never want to leave!"

REQUEST A VIEWING  
0203 397 9797

FOLLOW US ➡ @STOWBROTHERS  
STOWBROTHERS.COM





REQUEST A VIEWING  
0203 397 9797

FOLLOW US ➡ @STOWBROTHERS  
STOWBROTHERS.COM





**Reception Room**

10'9" x 13'8"

**Kitchen / Diner**

13'5" x 24'6"

**Storage / Utility**

**Storage**

**WC**

**Bathroom**

**Bedroom**

13'11" x 11'11"

**Bedroom**

8'10" x 7'11"

**Bedroom**

8'0" x 6'4"

**Garden**

36'1" x 15'10"



REQUEST A VIEWING  
0203 397 9797

FOLLOW US ➡ @STOWBROTHERS  
STOWBROTHERS.COM