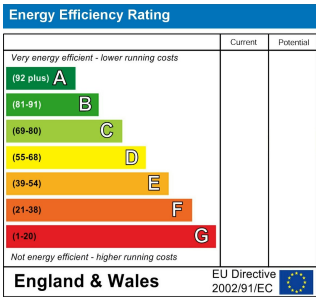




Total Area: 133.1 m² ... 1433 ft²

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.



FOUNDRY MEWS, WALTHAMSTOW

Offers In Excess Of £700,000 Freehold

4 Bed House - End Terrace



Features:

- No Chain
- Four Double Bedrooms
- Two Bathroom
- Modern Style
- Private Parking
- Rear Garden
- Close to Wood Street Station

This contemporary four-bedroom home offers generous living space with a modern finish. The property boasts four well-proportioned double bedrooms and two stylish bathrooms, making it ideal for families or those in need of extra space. A bright and spacious interior flows seamlessly to the private rear garden, perfect for outdoor relaxation. With the added convenience of private parking and no onward chain, this home is just a short distance from Wood Street Station, providing excellent transport links into the city.

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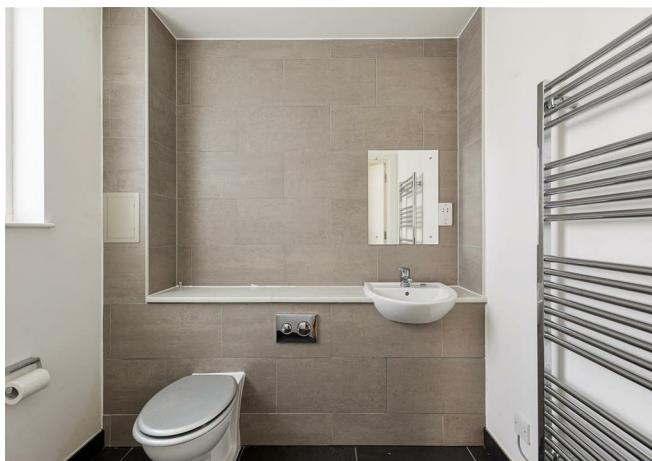
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IF YOU LIVED HERE...

Your new home offers a perfect blend of space, comfort, and modern design. A wide hallway welcomes you, with natural light filtering through from the garden, creating an inviting first impression. A modern WC near the entrance adds practicality for busy mornings and guests, featuring a back-to-wall WC and wall-mounted basin for a clean, contemporary finish.

The kitchen benefits from a large window, allowing natural light to brighten the space. Built-in cabinetry, overhead cupboards, and integrated appliances ensure ample storage and a streamlined look. The reception room is warm and inviting, with built-in storage keeping everyday essentials tucked away. Floor-to-ceiling windows flood the space with light, while a glazed door opens onto the garden, seamlessly connecting indoor and outdoor living. Whether entertaining, enjoying a morning coffee, or simply unwinding, this space is designed for comfort.

The garden is a generous green retreat with plenty of space to relax. A paved area is perfect for outdoor dining, entertaining, or arranging furniture. Whether you envision a play area, a tranquil escape, or a space to host guests, the garden is ready to be shaped to your needs.

Upstairs, the landing offers scope for smart storage solutions. Two well-proportioned bedrooms, each with large windows, provide bright and comfortable spaces. The

additional bathroom continues the home's modern style, featuring a window for light and ventilation, a bath, and an overhead shower for both practicality and comfort. The top floor includes a built-in storage cupboard on the landing, with further potential for additional storage. The rear bedroom benefits from a built-in wardrobe and an ensuite, complete with its own window for added light and ventilation. The front bedroom enjoys peaceful views of treetops, creating a tranquil retreat.

Situated in a thriving, well-connected neighbourhood, this home offers easy access to a range of local amenities. Lloyd Park provides green open spaces, a café, and a bustling weekend market, perfect for leisurely afternoons. The Feel Good Centre offers state-of-the-art fitness and wellness facilities, including a swimming pool, gym, and sports courts. For a creative escape, God's Own Junkyard showcases vibrant neon artwork alongside a quirky café. Families will appreciate the proximity of Woodside Primary School, while the prestigious Forest School is also within easy reach. With many other excellent schools nearby, the area is well-suited for families seeking quality education options.

WHAT ELSE?

This home is ideally located for effortless commuting and city access. Wood Street Station, just a 10-minute walk away, offers Overground services to key destinations, including Liverpool Street. Walthamstow Central, around 20 minutes away, provides both Underground and Overground links, with the Victoria Line ensuring a quick route into central London.



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
15'11" x 15'8"

Kitchen
8'6" x 12'3"

Storage

WC
6'9" x 5'10"

Bedroom
8'7" x 12'3"

Bedroom
8'11" x 15'9"



Bedroom
8'9" x 11'6"

Bedroom
8'11" x 16'6"

Ensuite
6'6" x 6'0"

Storage

Garden
32'9" x 17'8"



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