



BEULAH ROAD, WALTHAMSTOW  
Offers In Excess Of £1,050,000 Freehold  
4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- Victorian Terrace
- Walthamstow Village Location
- Loft Converted
- Kitchen/Diner
- Sought After Turning
- Secluded Rear Garden

Unfolding over three floors of flawlessly designed space, this four-bedroom terrace sits on one of the area's most architecturally charming streets, right in the heart of the Walthamstow Village Conservation Area. While the location is undoubtedly one of the top highlights, there's plenty to enjoy inside, from the gorgeous period features and immaculate decor to the secluded rear garden and bright open plan kitchen/diner.

There's a huge array of independent restaurants, bars and gastropubs in the immediate area, while Walthamstow Central station is just 15 mins away on foot, where you can access the Victoria line and Overground for a breezy commute.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

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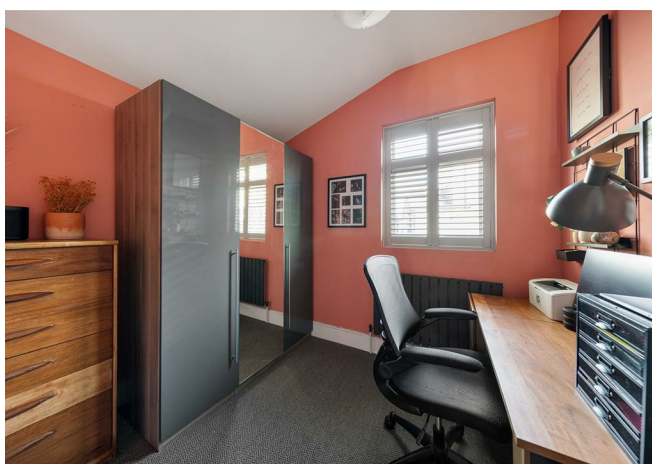
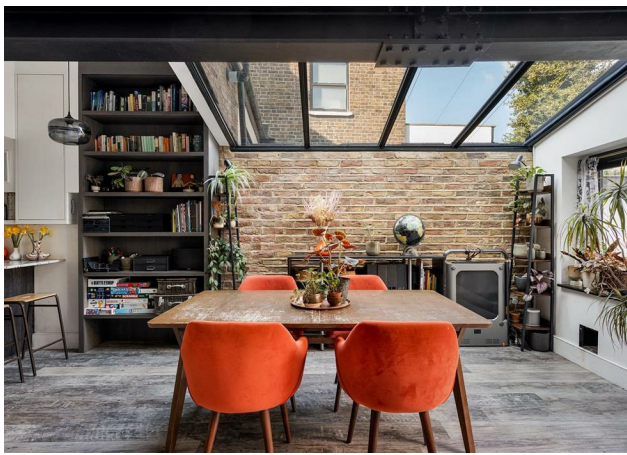
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#### IF YOU LIVED HERE...

You'll love the level of consideration that has gone into restoring this home - every inch is immaculate, with a timeless style that will retain the wow-factor for years to come.

At the front, the cheerful palms and vintage-style front door set the tone for what's to come inside... Your reception room is bright and beautiful with bay windows decked out with bespoke shutters (which you'll find throughout the home), as well the considered features such as the custom shelving radiator and focal fireplace.

At the rear, the kitchen-diner extension is a fantastic example of architectural design, and a dream for entertaining. Light floods in through the skylights and generous bi-fold doors, with the shade remotely controlled. The brightness highlights the pristine fittings such as the quartz worktops and double-oven, adding to the polish feel. Don't forget your beautifully styled ground floor WC and cloakroom, which will be fantastically convenient.

On your first floor, you have three immaculately decorated bedrooms - including one with smart in-built storage, and a stylish family bathroom. In the loft you'll find a further room, with an elegant ensuite and eaves storage.

At the rear, you've got a secluded garden with a sun-trap decked patio, custom planters and a gloriously rich mix of leafy foliage.

As for beyond, you'll love the charming and eclectic architectural style of the properties found on Beulah Road. The entire Walthamstow Village neighbourhood is packed with ancient history (which is how it gets its official 'village' status - it's not just a self-appointed title), as well as a wonderful mix of amenities, which the national press can't stop talking about...

For instance, a few metres up your Road on Orford Road, you'll find everything from lifestyle boutiques like Pavement and Word to unique grocery stores such as the award-winning Eat 17 and gorgeously curated Bora & Sons. Lunch on the go? You'll be pleased to have poke bowl specialist Peeld, Orford Fish and Chips and the Village Bakery so nearby. Treat dinner? Look no further than Ruff's Bistro.

While this is the main hub, you'll find the wider area potted with brilliant amenities, such as authentic sushi takeaway Ohba Leaf Kitchen at the end of your street and the ultra-family friendly Castle gastro-pub which is a block west. If you are moving in as a family, you'll be pleased to know that there are some brilliant schools in the immediate area.

#### WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 20 minutes north, the recently launched Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around 15 minutes east.



#### A WORD FROM THE OWNERS...

"We've loved living on Beulah Road with its beautiful cherry trees and eclectic mix of homes; such a friendly community too. The convenience of being so close to the local pubs, restaurants and shops can't be beat! The area really lives up to its village name, and such a short stroll to Epping Forest - it's like having the countryside on your doorstep.

The house has been a perfect home for us as we've brought up two kids. The roomy kitchen/diner is great for family fun and entertaining friends and family. Finally, it's just five mins from a lovely school and we've appreciated having such safe, peaceful roads."

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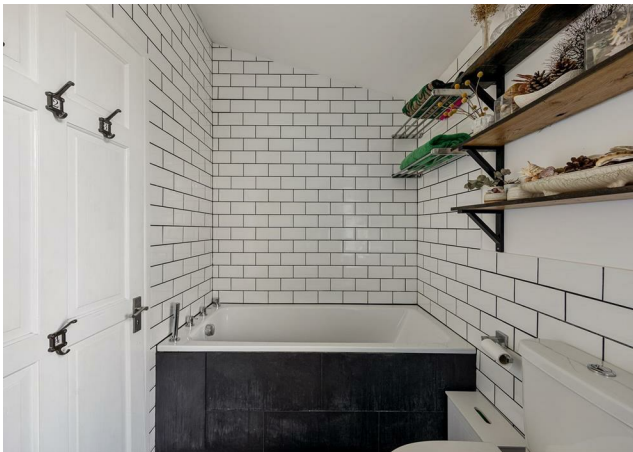




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**Reception Room**

13'2" x 11'9"

**WC**

**Kitchen/ Dining Room**

25'1" x 15'7"

**Bedroom**

15'3" x 13'2"

**Bedroom**

10'5" x 9'10"

**Bathroom**

9'6" x 5'6"

**Bedroom**

8'11" x 7'11"

**Bedroom**

15'4" x 8'8"

**Bathroom**

**Garden**

19'8"



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