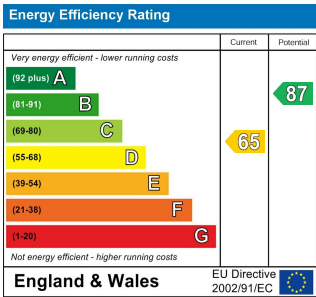




Total Area: 127.2 m² ... 1369 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



CANNING ROAD, WALTHAMSTOW

Offers In Excess Of £1,000,000 Freehold

4 Bed House



Features:

- Four Bedrooms
- Victorian Mid Terrace House
- Beautifully Presented
- Extended Kitchen Diner
- Private Rear Garden
- Wooden Flooring
- Quiet Residential Street
- Close to Blackhorse Road Station

Set on a peaceful residential street, this elegant Victorian mid-terrace offers four inviting bedrooms and a stunning extended kitchen diner that leads out to a private rear garden—ideal for entertaining or relaxing in the sun. Inside, the home blends timeless character with considered updates, including wooden flooring in key areas and a warm, welcoming feel throughout. Just a short walk from Blackhorse Road Station, this is a stylish and spacious home in one of E17's most desirable pockets.

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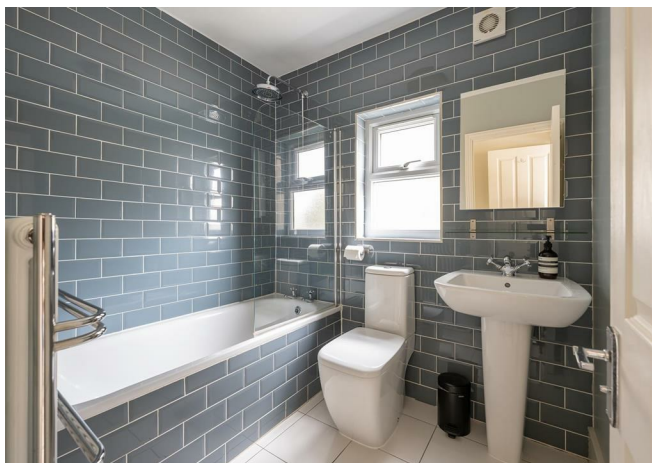
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IF YOU LIVED HERE...

Externally, the home makes a lovely first impression with its soft mint green door and smart slate tiling underfoot. The lighter brick façade, framed by neatly painted white mouldings and window surrounds, feels both welcoming and well cared for—an inviting introduction to what lies within.

Step into the hallway, where original wooden flooring leads through to the front reception room and a handy downstairs WC, ideal for busy mornings or when guests are visiting. The reception room sits at the front of the home, bathed in natural light from the bay window and wrapped in calming sage green walls. Classic coving, a ceiling rose, and a beautifully restored fireplace with a black hearth nod to the home's Victorian roots. It's a generous space, perfect for both relaxing and quiet moments.

At the rear, the kitchen and dining area is the heart of the home. Three skylights above the kitchen and a larger one above the dining space fill the room with light. Grey built-in cabinetry, white countertops, and crisp white walls give the space a clean, minimalist feel, while exposed brick adds warmth and texture. A central island with integrated burners and a breakfast bar adds ease and flow, and bi-folding doors open the space onto the garden.

The garden has been thoughtfully designed to be both beautiful and low-maintenance, with paving, greenery, and defined seating areas. A structured pathway leads to a second seating spot beneath a pergola—perfect for catching

the sun throughout the day.

Upstairs are three bedrooms and a family bathroom. The front bedroom is bright and spacious, with two large windows and soft oatmeal carpet, while the rear rooms overlook the garden and work well as bedrooms or home offices. The bathroom is finished in grey and white, with modern fittings and a rain shower over the bath.

At the top of the house is the main bedroom with dressing room and en-suite. With skylights, built-in storage and a soft palette, it's a calm and comfortable retreat.

You're perfectly placed to enjoy the best of Walthamstow. Big Penny Social, part of the vibrant Beer Mile, is just around the corner—great for live events, food, and local brews. Lloyd Park offers a green weekend escape, while Buhler and Co is a favourite for laid-back brunches and great coffee. Ye Olde Rose & Crown brings a classic pub atmosphere with regular performances, and Walthamstow Wetlands offers a unique stretch of nature in the heart of the city.

WHAT ELSE?

Blackhorse Road Station is just a short walk away, offering quick connections via the Victoria Line and Overground, making journeys into central London and beyond simple. Walthamstow Central is also within easy reach, with further rail connections and a lively high street full of shops, cafés, and local amenities.



A WORD FROM OWNER...

"I didn't know E17 until I moved here, 3 years ago, and I've completely fallen in love with it. Being so close to the Victoria Line, and able to be in town in 20 minutes, coupled with feeling like you're in a little village, with wonderful neighbours, the William Morris gallery, the park, the Wetlands, the market and the Blackhorse Road Workshop Cafe all within 10 minutes, has made for an idyllic existence! I've never loved a home more. The house has got such a lovely feel to it, and was beautifully renovated by the previous owner. I redesigned the garden and it's a total haven. I get endless pleasure from it, especially in the summer when the backdoors are flung open. I'm moving out of London to relocate with my partner otherwise you'd never prise me away from this place. I thought I'd be here forever so I've invested in the house accordingly and I think it's a very special place. I hope that whoever is lucky enough to be here next will feel the same way."

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Reception
10'8" x 21'3"

WC

Kitchen/Diner
13'5" x 24'9"

Bedroom
14'1" x 10'11"

Bedroom
8'8" x 9'10"

Bathroom
5'11" x 6'9"

Bedroom
8'2" x 7'7"

Bedroom
10'11" x 14'7"

Ensuite
3'2" x 7'10"

Dressing Room
8'6" x 9'10"

Storage

Garden



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