



Garden
approx. 26'6" x 60'8"

Garden Studio / Garage
129'7"

Utility
7'3" x 7'6"

Kitchen / Diner
25'9" x 15'0"

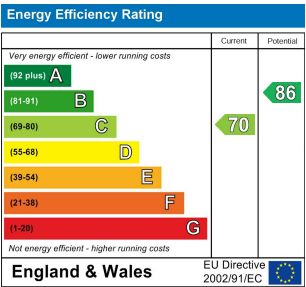
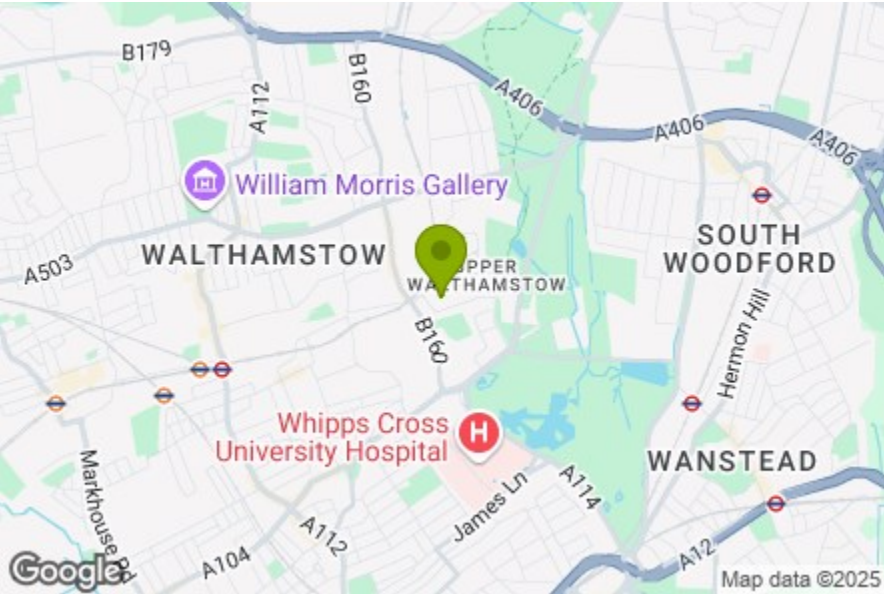
Reception
11'2" x 16'6"

Bedroom
7'6" x 15'7"

Bedroom
10'7" x 15'9"

Bedroom
10'11" x 16'6"

Bedroom
6'2" x 11'10"



DEAN GARDENS, WALTHAMSTOW

Offers In Excess Of £1,050,000 Freehold
4 Bed House - End Terrace



Features:

- End Of Terraced House
- Four Bedrooms
- Full Width Rear Extension
- Garden Office and Detached Garage to Rear
- Close to Wood Street Station
- Cul-De-Sac Location
- Beautiful Rear Garden

With a garden office and detached garage to the rear, this beautiful four-bedroom period home is located in Upper Walthamstow, a short walk from both Epping Forest and the thriving Wood Street area, which has excellent transport links.

Thanks to the imaginative work already put in, it's a light-filled space fit for modern living while surrounded by all the beauty and charm of the period it was built in. The full width rear extension is just one of the many highlights you'll find inside.

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0203 397 9797

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hello11@stowbrothers.com
0203 397 2222

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hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

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hello18@stowbrothers.com
0203 369 1818

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hellohackney@stowbrothers.com
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IF YOU LIVE HERE...

You'll really appreciate the love and consideration that's gone into updating this home. From all the storage solutions to the thoughtful decor found throughout, it seems as though every inch has been considered, so you'll be able to relax and feel at home right away.

In your reception room, enjoy the light that spills through the bay windows, showcasing the lovely timber floor. The decor here is tastefully neutral, so you can easily add your own personal touches. Following a full width rear extension, the kitchen-diner is gorgeously designed, with a breakfast bar effortlessly dividing up the space. The fittings are sleek and stylish, but still with a flair of tradition in keeping with the rest of the home. The considered sage green colour palette balances beautifully with the view of your leafy garden, which has been meticulously landscaped. As well as the large lawn, you've got two patios, including the decked one at the rear which has a charming pergola overhead. This is also where you'll find your detached garage and studio, which will be wonderfully convenient however you use it, particularly since it's connected to the mains. Conveniently, you have a shower room and utility space on the ground floor, as well as a bedroom which could also be used as a play room or office if preferred. Upstairs, you'll find three immaculate bedrooms, and a modern family bathroom.

Outside, you have a fantastic neighbourhood to explore... Head nine minutes on foot towards St Peters-in-the-Forest to enjoy the tranquility of Epping Forest, which is dotted with clearings perfect for picnics, or head in the other direction towards Hollow Ponds for more sprawling nature and even a boating lake. Fancy more of an urban buzz? You're in luck because the nearby Wood Street is having a real moment - and it's right on your doorstep. Not only does it look great thanks to the good work of local mural studio Wood Street Walls, but several exciting new stores and eateries have popped up amongst the old favourites, like the brilliantly unique Wood Street Indoor Market and local institution garden centre Lancasters. Not sure where to start? Try excellent cider tap room Luke's, rustic Balkan dining spot Lacy Nook, tasty brunch spot Dudley's and award-win bakery Chocolatine, but there's much more. You're also only a 12 minute stroll to the Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as Pillars, Trap, Mother's Ruin and the new Malt Haus.

WHAT ELSE?

- Walthamstow Village is only a 15 minute stroll away, where you've got everything from tapas food and authentic sushi to fish and chips and gastro grub.
- Parents will be pleased to know you have plenty of great primary/secondary schools in the area.
- If you want a change of scene from the forest, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority - it's a 20 minute walk from your front door.



A WORD FROM THE OWNER...

'What I especially like about the location is that it's so near everything: 3 minutes walk from Wood Street station, 9 minutes walk to Epping Forest and literally 1 minute from a lovely community garden. Walthamstow Cricket, Tennis and Squash club is only 5 minutes walk, too. Situated at the end of a cul-de-sac, it is very quiet. The added bonus of being an end of terrace means there is additional width to the property which adds to the light and spacious feeling of the house and garden. It's hard to think it's 20 minutes from Liverpool Street! I enjoy being right near the amenities of Wood Street. It is definitely up and coming with lots of lovely independent cafe's and bakery's and some interesting bars and eateries springing up, as well as a great community library and indoor market. On top of that, the Village is only a few minutes walk away with its eclectic mix of shops, pubs and restaurants.'

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