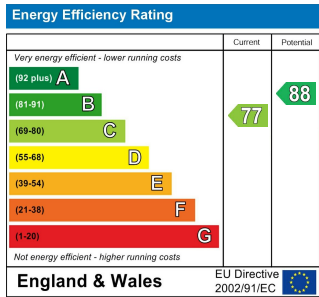




Total Area (Excluding Eaves Storage): 123.5 m² ... 1329 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



MELFORD ROAD, WALTHAMSTOW

Offers In Excess Of £875,000 Freehold
3 Bed House - Terraced



Features:

- Three Bedroom House
- Victorian Home
- Dressing Room
- Immaculately Presented
- Short walking distance to Blackhorse Road Station
- Easy Access to Walthamstow Wetlands
- Quiet Residential Location

Lovingly restored throughout, this spacious three-bedroom home is full of Victorian charm and enviably located on tree-lined street between Blackhorse Road and Walthamstow Central. The immaculate presentation might be the thing that first grabs your attention, but there are plenty of other perks inside and out, including the spacious garden, ground floor WC, dine-in kitchen, bright reception, spectacular first floor bathroom, and fully converted loft with dressing room and en-suite.

As for the local area, there a huge array of fantastic restaurants, bars and gastropubs within a short hop, while Blackhorse Road station is 14 minutes on foot for the convenient Victoria line or Suffragette Overground, while St James Street station is even closer for the Weaver Overground to Liverpool Street

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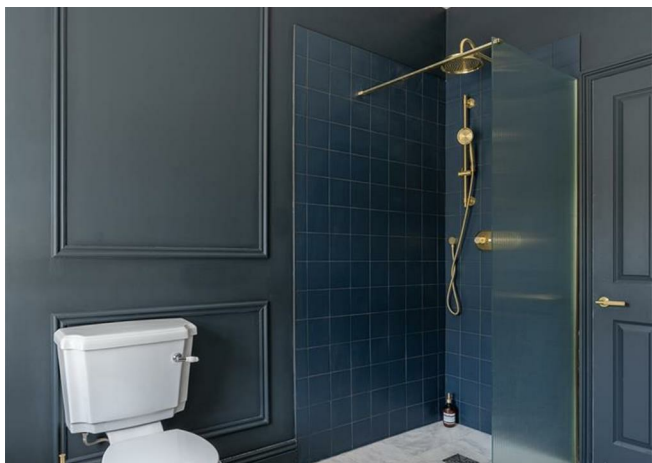
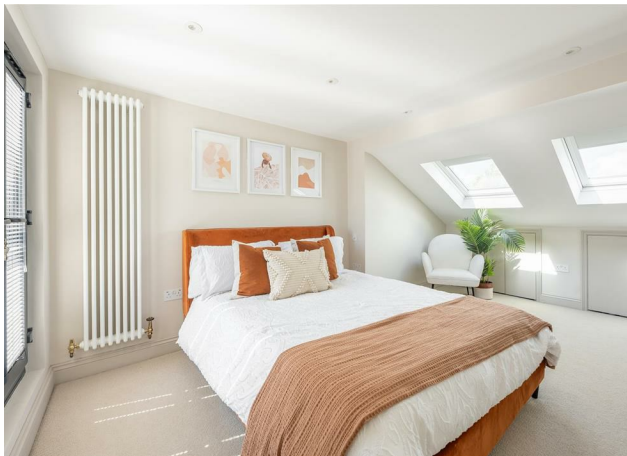
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IF YOU LIVED HERE...

Behind that striking period frontage, you'll find a brilliantly-sized home ready for you to enjoy. It's all so immaculate, settling in will be a breeze - you can sit back and enjoy all the work that's already been put in.

Your impressive hallway immediately sets the tone, with its antique-style column radiator, beautifully tiled floor and charming timber paneling. Your spacious through-lounge is just as immaculate with lovely touches such as the space-saving vertical column radiator, custom shutters, bespoke carpentry and a striking ceiling rose. The elegant herringbone parquet flows through to the dine-in kitchen, which is a stunningly designed space. With the kitchen island taking centre stage, you've also got stylish units, high spec appliances, brass fittings, immaculate decor and an abundance of light pouring in from the sky lights and striking Crittall doors. Beyond, you'll find a smartly landscaped yet pleasingly low maintenance garden, with bespoke seating and contemporary fencing.

On the first floor you have two spotless bedrooms with more of those considered features, and a show-stopper of a bathroom, with a clawfoot tub, walk-in shower and vintage-style washstand basin. The contrast between the inky blue wooden panelling, tiles and brass fittings is beautiful. In the loft, you'll find a further bedroom with a pristine en-suite, dressing room and eaves storage. Don't forget your WC on the ground floor, too.

Beyond the front door, you'll be delighted to find that your new home is nestled in between some excellent green spaces; Lloyd Park, Walthamstow Wetlands and St. James Park - all reachable on foot.

As for urban perks, bear in mind that Conde Nast Traveller recently ranked Blackhorse Road among the UK and Ireland's top destinations to visit - it's all a short stroll away. Start by exploring the Blackhorse Beer Mile, home to some of East London's most exciting craft beer breweries, bars and street food, including Signature Brew, Exale and the epic Big Penny Social (look out for events across all of them). Even closer to home you'll find True Craft bar and pizzeria, as well as the dynamic box park-style social hub CRATE.

If you head in the other direction you'll find the incredible amenities that Walthamstow Central and Hoe Street have to offer, including Forest Cinema and the long awaited opening of the Soho Theatre Walthamstow, not to mention more great restaurants, including Taro - five mins away.

WHAT ELSE?

-It's a 14 minute stroll to Blackhorse Road station where you have access to the Victoria line and Suffragette Overground. Buses are plentiful too. St James Street is a short seven minute stroll for the Weaver Overground line, and Walthamstow Central is only a few more minutes further than Blackhorse Road if you fancy getting on the Victoria line at the first stop.
- Just five minutes away, you've even got an original Banksy, preserved within the



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

10'8" x 23'9"

Kitchen / Diner

13'2" x 21'4"

WC

Bedroom

14'0" x 10'7"

Bedroom

8'10" x 10'11"

Bathroom

Bedroom

13'10" x 16'1"

Dressing Area

5'4" x 6'7"

Ensuite

7'7" x 4'9"

Eaves Storage



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