



GROVE ROAD, WALTHAMSTOW

Offers In Excess Of £1,095,000 Freehold

4 Bed House

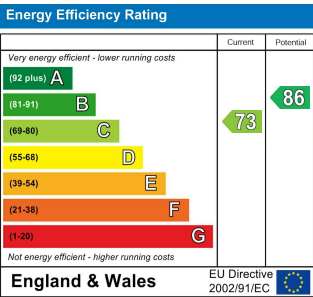
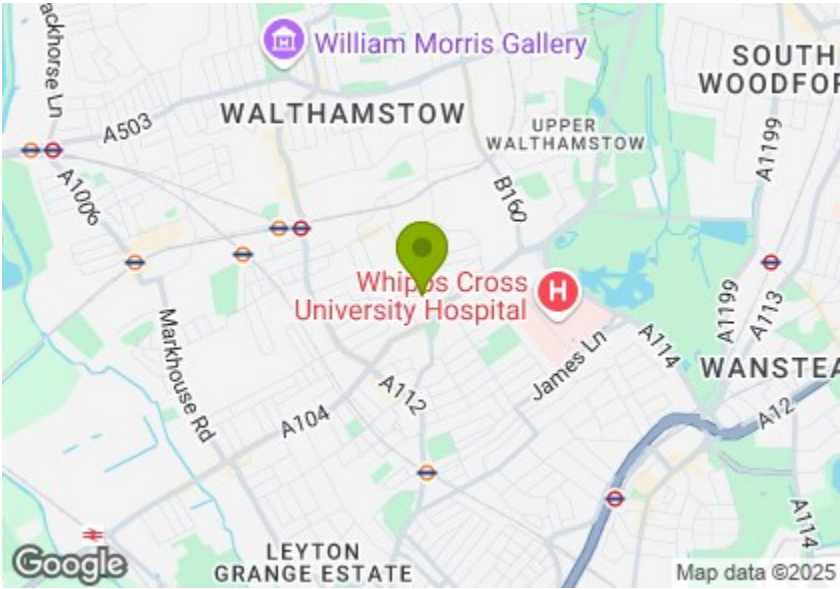


Features:

- Four Bedroom and Study
- Walthamstow Village Location
- Beautifully Presented
- Arranged Three Floors
- Short Walking Distance to Walthamstow Central Station
- Kitchen-Diner
- Planning permission approved for Kitchen Extension

Blending characterful charm and smart designer style across three storeys, four bedrooms and more than 1500 square feet, this is an artfully developed family home. Sat in the always sought after enclave of Walthamstow Village. A rare find.

Two bathrooms, a huge through lounge and private rear garden complete the arrangements, all finished in a range of colourful designer palettes.



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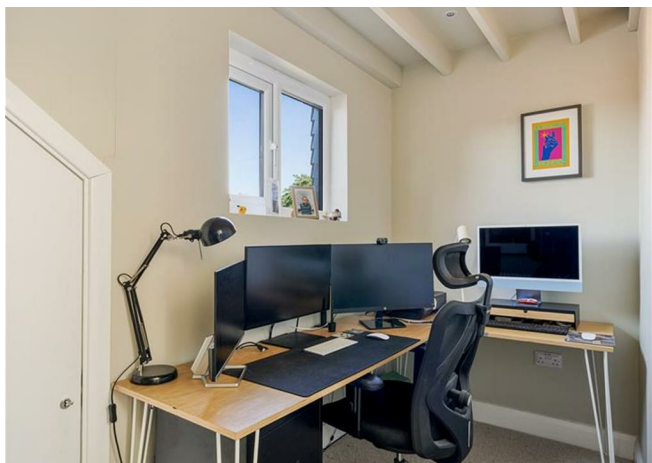
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IF YOU LIVED HERE...

Your twenty two foot, dual aspect through lounge sets the bar high straight away, with the high ceilings of the period overhead, box bay window to the front, patio doors to the rear and soft carpet underfoot. To the rear your kitchen is dramatically tiled from counter to ceiling in striking undersized squares, with sky blue cabinets, an oversized serving hatch to the through lounge and a soft black exposed brick chimney breast taking centre stage over the dining area.

Outside, your garden is an artfully zoned mix of sunken patio, raised lawn and railway sleeper beds, with secondary seating area and a handy shed. Upstairs your original master bedroom, currently in use as a second lounge, still occupies the entire frontage, big and beautiful in mint green. Bedrooms two and three are both solid doubles with distinctive colour schemes. Your family bathroom sits resplendent in glossy, vertical letterbox tilework underfoot and from floor to ceiling.

Your brilliantly realised loft conversion is a masterclass in light management, with a huge skylight illuminating the second staircase on your way up. There's another huge ceiling skylight in the ensuite bathroom, for blue skies in the shower, illuminating graphite fittings and large format tilework. There's a

dedicated study or dressing room to the rear, plus a wealth of eaves storage. Finally the principal suite itself comes in at 225 square foot, dual aspect between twin Velux windows and garden views to the rear, with timber beams overhead, all finished in pristine white.

All Walthamstow Village's delights are on your doorstep. The Castle is your new local, just five minutes away on foot for great roasts, cosy fires and lovely beer garden. Venture a couple of minutes further for Walthamstow's original high street, Orford Road, and a wide choice of some of the finest wining and dining spots for miles around. Look for fine dining at The Kitchen, The Nag's Head offers weekend jazz and friendly cats, while Mother's Ruin is your go to spot for artisanal gin cocktails.

WHAT ELSE?

- Walthamstow Central station is around fifteen minutes on foot, and will get you directly to Oxford Circus or Liverpool Street in less than twenty.
- Parents will be pleased to find twenty six primary/secondary schools all within a one mile radius. One of the closest, Barclay Primary, was rated 'Outstanding' at its last inspection.
- Looking to escape into nature? The green and blue space of Epping Forest and Hollow Ponds are both just half a mile on foot. You'll forget you're in 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 Room
13'5" x 11'3"

Reception Room
12'0" x 10'7"

Kitchen / Diner
10'5" x 15'0"

Bedroom
17'9" x 14'1"

Bedroom
12'0" x 10'8"

Bathroom
6'4" x 5'10"

Bedroom
10'7" x 8'8"

Bedroom
16'5" x 16'4"

Ensuite
7'4" x 3'9"

Study
10'5" x 4'11"

Garden
28'6"



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