



GRANVILLE ROAD, WALTHAMSTOW

Offers In Excess Of £1,100,000 Freehold

4 Bed House



Features:

- Four Bedrooms
- Victorian End of Terrace House
- Arranged Over Three Floors
- Beautifully Presented
- Extended Kitchen Diner
- First Floor Bathroom
- Village Location
- Close to Walthamstow Central Station
- 25m Long Rear Garden

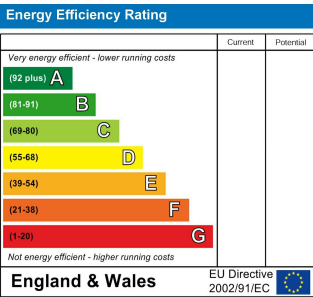
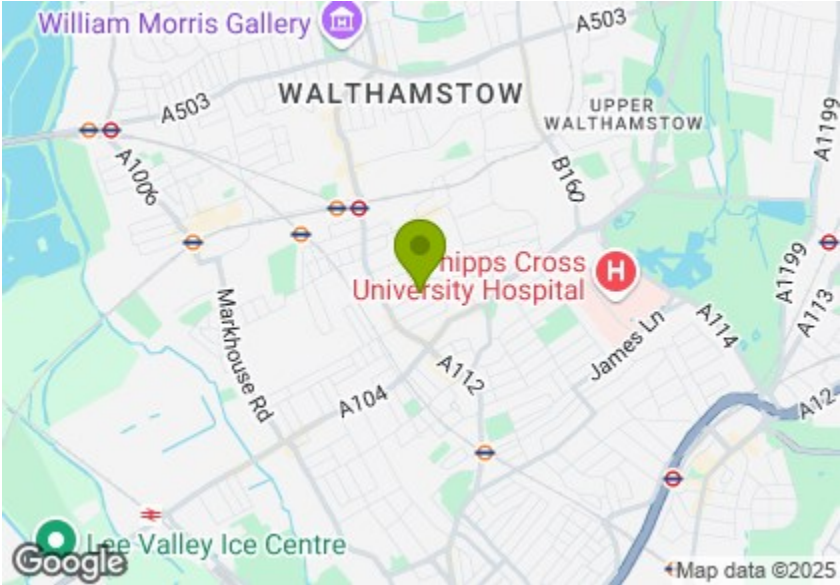
Tucked into one of Walthamstow Village's most sought-after streets, this beautifully finished Victorian end-of-terrace offers the best of both worlds—charming period character paired with modern design, all spread across three bright, thoughtfully arranged floors and 1,472 sq ft of living space. Inside, you'll find four bedrooms, two bathrooms, a generous double reception, and an extended open-plan kitchen/diner that opens out onto the massive 82-foot garden—ideal for both quiet nights in and easy entertaining. Every room feels considered, balancing comfort and practicality with a strong sense of style.

Location-wise, you're right in the heart of Walthamstow Village, with its independent shops, welcoming cafés and leafy streets all on your doorstep. Walthamstow Central is just a 10-minute walk away, connecting you to central London via the Victoria Line and the City via the overground.

This is a home that offers both space and connection—somewhere you can settle in without compromise.

REQUEST A VIEWING

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IF YOU LIVED HERE...

From the moment you step inside, this home feels calm, spacious, and thoughtfully finished. The front reception stretches over 24 feet, with soft grey carpeting underfoot and light pouring in through a wide bay window dressed in crisp plantation shutters. A striking black cast iron fireplace anchors the space, flanked by alcove shelving and twin built-in cupboard storage at the rear. A glazed internal window connects this room to the kitchen-diner, adding light and flow.

At the back, the extended kitchen-diner is the heart of the home, complete with brand new quality appliances, underfloor heating and even boiling water on tap. Pale green cabinetry contrasts beautifully with warm wooden units on the opposing side, and a breakfast bar adds extra prep and seating space. Natural light streams in through a bank of skylights in a pitched roof and large windows surrounding two sides, giving the whole space a bright and sociable feel. A glazed door opens out to the paved patio immediately beyond for dining, followed by a lawn, and a further peaceful, shaded seating area to the rear beneath a pergola surrounded by mature planting. Extending to 82 feet, it's a real bonus rarely found in comparable properties.

Upstairs, the first floor has two bedrooms and a family bathroom. The front

double has built-in wardrobes and generous windows, while the rear room overlooks the garden. The bathroom features a freestanding tub, a separate walk-in shower, and charcoal floor tiles for contrast with the crisp white metro tiling of the walls.

The second floor has two further bedrooms. The largest at 18 feet in length with skylight views and access to plenty of under-eaves storage, while the fourth room could be a study, nursery or guest space. A smart contemporary shower room completes the upper level.

WHAT ELSE?

- Conveniently close to Walthamstow Central Tube Station for London Underground, National Rail and bus services. Liverpool Street is 15 minutes on the overground, King's Cross St Pancras is 14 mins and Oxford Circus is just 20 minutes away on the Victoria Line, and since it's the start of the line, you'll always find a seat.
- Nature lovers will enjoy exploring Walthamstow Wetlands, Europe's largest urban nature reserve, just a short bike ride or bus away. Lloyd Park offers an outdoor gym, tennis courts, scenic picnic spots, and the renowned William Morris Gallery, perfect for art lovers.



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

12'1" x 25'7"

Kitchen / Diner

14'7" x 26'2"

Bathroom

8'7" x 9'1"

Bedroom

15'5" x 11'6"

Bedroom

9'8" x 11'5"

Shower Room

5'2" x 9'8"

Bedroom

8'5" x 18'1"

Bedroom

7'10" x 8'1"

Eaves Storage



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