

RECTORY ROAD, WALTHAMSTOW

Offers In Excess Of £1,650,000 Freehold

5 Bed House - Mid Terrace



Features:

- Five Bedroom Residence
- Edwardian Terrace
- Loft Converted
- Kitchen/Diner Extension
- Original Features
- Highly Sought After Turning
- Beautifully Presented
- Close To Walthamstow Central
- Solar Panels & Battery Storage System

Enclaved in one of Walthamstow's most sought-after streets, this striking five-bedroom Edwardian residence is neatly nestled along an idyllic, tree-lined terrace. Spanning four characterful floors imbued with original features, this expansive home includes five bedrooms, a fully converted loft, and a convenient cellar space.

Appointed minutes from Walthamstow Central Station, seamless commutes are ensured, with direct access across the Capital via the connectivity of the Victoria Line and Overground Services. Your prime locale is complimented by close proximity to the vibrant Walthamstow Village, home to an eclectic array of independent artisanal cafes, eateries, bars, shops and more, merely moments from your doorstep.

REQUEST A VIEWING
0203 397 9797

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

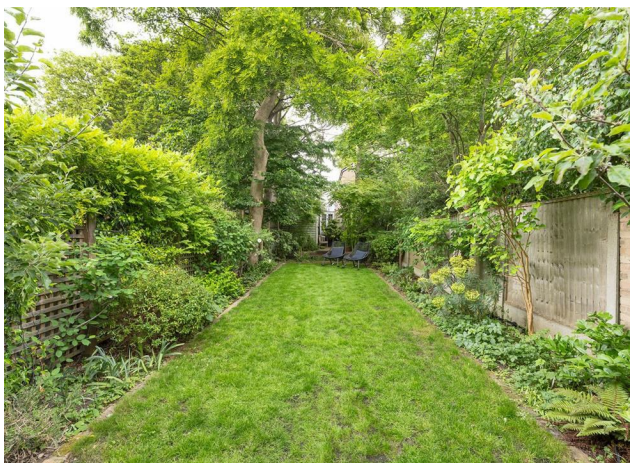
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Occupying a prestigious position on one of Walthamstow's most desirable turnings, this charming five-bedroom Edwardian terrace offers timeless character with considered, contemporary upgrades. Upon entry, the hand-painted stained-glass front door and reinstated original mosaic-tiled steps set the tone for what lies within—an artful blend of period detailing and thoughtful design. Beyond the traditional façade lies a home that's been lovingly extended and expertly curated, retaining original features while embracing modern family living.

The heart of the home is undoubtedly the bespoke DeVol kitchen complete with artisan hardware, rich navy cabinetry, larder cupboards, generous storage and a statement central island. The original outside toilet has ingeniously been converted into a small separate laundry room. Flooded with natural light thanks to full width glazing and skylights and steel French doors, the extended kitchen/diner spills out onto a generous garden with hardwood decking and framed by mature trees, a private sanctuary perfect for summer entertaining. Two interlinked reception rooms with bespoke dividing doors, marble fireplace, eco woodburner, and restored original wood floors provide refined yet comfortable spaces to relax. The under-the-stairs toilet, complete with Henry Holland Wallpaper, provides hidden access to the handy 3/4 height dry-cellar that adds valuable storage flexibility and currently holds the homeowners' wine collection. Laid across three floors, the home offers a remarkable sense of space and versatility. The upper levels include five well-proportioned bedrooms, each beautifully styled, with inbuilt full height wardrobes in the master bedroom. The stylish family bathroom

has double sinks, statement tiling and a freestanding bath and separate shower. The fully converted loft makes an ideal principal suite or guest retreat, complete with built-in storage and its own shower room, and there is a generous separate study or fifth double bedroom. Every corner of the home reflects an eye for detail and quality craftsmanship.

Located just under ten minutes' walk from Walthamstow Central, this address places you at the heart of E17 living. Enjoy easy access to the Victoria line and Overground, a thriving local food scene, excellent schools, and the green expanses of Lloyd Park. A truly remarkable residence in one of East London's most esteemed neighbourhoods.

WHAT ELSE?

- Parents will be pleased to know, you're positioned amidst an array of Ofsted-acclaimed Primary and Secondary Schools, with Walthamstow School for Girls located just at the end of the street.
- In addition to being minutes away from Walthamstow Village, for those in search of additional green spaces, you'll have access to Epping Forest via Woodstreet and the verdant expanses of Lloyd Park, a short stroll away. Also, home to the renowned William Morris Gallery – art enthusiasts will be in their element, as the gallery hosts the largest collection of Morris' work as well as boasting in-house delectable, toasted treats and coffee at their resident café and local favourite, Deeney's.
- The Town Hall and fountains are less than 5 minutes from the house.
- The brand new Soho Theatre is moments away, alongside the wellness escape at East of Eden, a short stroll will take you to this inclusive, wellness hub offering a range of classes including yoga, pilates, and barre to name a few. Tucked away in E17's Hatherley Mews – also home to the beloved Sodo Pizza, drop in for some truly tempting, savoury bites.



A WORD FROM THE OWNER...

"We have loved living in 32 Rectory Road and over 12 years have gradually turned it into the big family home it is today, always treating it as a 'forever home'. The location is amazing for everything Walthamstow has to offer, it is extremely quiet and we have been blessed with wonderful neighbours."

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Reception Room
11'5" x 11'7"

Reception Room
11'5" x 14'6"

WC

Kitchen / Diner
16'5" x 22'4"

Utility

Bathroom
8'9" x 13'10"

Bedroom
17'1" x 14'6"

Bedroom
11'3" x 11'6"

Bedroom
11'10" x 11'0"

Bedroom
10'2" x 18'6"

Bedroom
11'5" x 12'5"

Shower Room
5'1" x 10'4"

Eaves Storage

Eaves Storage

Cellar
5'4" x 23'10"

Garden
68'10"

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