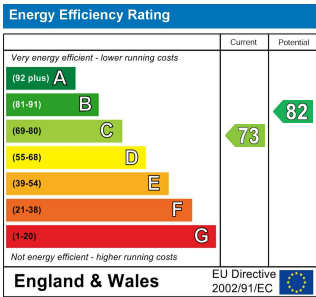


Ickworth Park Road, E17
Approx. Gross Internal Area 1470 Sq Ft - 136.56 Sq M



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
lpaplus.com



ICKWORTH PARK ROAD, WALTHAMSTOW

Offers In Excess Of £950,000 Freehold

4 Bed House - End Terrace



Features:

- Four Bedrooms
- Victorian House
- End of Terrace
- Beautifully Presented Throughout
- Brick fronted
- Short walk to Blackhorse Road Station
- Arranged Over Three Floors
- Large Family Bathroom

If you're after a home that's ready to move straight into, this beautifully finished four-bedroom Victorian terrace has a lot going for it. The extended kitchen/diner and loft conversion have already been taken care of, giving you generous living space across three floors. You'll also find two bathrooms, and a private east-facing garden — all the comforts and flexibility you'd want in a modern family home, wrapped up in period charm.

Blackhorse Road Station (Victoria Line and Suffragette Line) is only an 8-minute walk away, and the vast green spaces of Walthamstow Wetlands are just as easily accessible when you want to slow the pace..

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

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE

Set on a quiet residential street just off Forest Road, this thoughtfully updated home offers 1,470 sq ft of bright, well-planned living space.

The ground floor is a flowing, open space that's full of natural light. A generous double reception stretches out across oak floorboards, anchored by a wide bay window with crisp white plantation shutters. Pristine white walls keep the space airy, while a cast iron fireplace, painted sea green, adds just the right amount of colour and character.

Through a wide archway, the kitchen-diner brings a modern, social energy. Midnight blue cabinets run the length of the room, paired with clean white countertops and a chevron-tiled splashback that gives it a crisp, contemporary edge. Integrated appliances are built-in and out of sight, and bi-fold doors open fully to the garden—blurring the lines between inside and out. Just off this space, there's a smart downstairs shower room featuring grey tiles, a walk-in shower, and sleek black fittings for a modern finish.

Outside, the east-facing garden is an easy-going, low-maintenance space. A tiled patio makes a great spot for outdoor dining, while a neat lawn stretches beyond, bordered by natural wood fencing that adds privacy and a shed to keep things tidy.

On the first floor, two calming bedrooms echo the home's clean, understated aesthetic. The larger room at the front feels open and balanced, with twin windows and

an inky blue feature wall. The second bedroom faces the garden, offering quiet green views. Both are finished with the same warm wood flooring for a sense of continuity.

The large family bathroom at the rear is both stylish and practical. A freestanding bath and walk-in shower are set against soft grey tiling, with black fittings tying it all together. A floating basin over a ridged-fronted cabinet adds texture, while a wide mirror bounces light across the room.

On the top floor, you'll find the light-filled main bedroom—complete with twin skylights that frame the sky—and an additional bedroom that could work perfectly as a nursery or home office. A separate upstairs WC completes the layout.

WHAT ELSE?

- The local buzz of the renowned 'Beer Mile' offers plenty of dog-friendly microbreweries and pop-up food venues to choose from - Big Penny Social, an enormous pub and community space hosting live events, is just a short walk away.
- Nature lovers will appreciate the vast open spaces of Walthamstow Wetlands — Europe's largest urban nature reserve, covering 500 acres.



A WORD FROM THE OWNERS...

"This home has been an absolute joy for our family. Located on a tranquil, friendly street, we love the convenience and vibrant community spirit of the area.

When we moved in in 2022, we gave the house a full renovation, adding a brand-new kitchen and two new bathrooms with high quality units from Lusso. Beautiful wooden floors throughout the home, complemented by underfloor heating on the ground level and sleek, modern radiators upstairs.

We've enjoyed the close proximity to fantastic amenities, from the Pilates and yoga studios to the vibrant bars and cafes along Forest Road, just a 10-minute stroll towards Blackhorse Road tube station. Within a 4-minute walk is the charming Stoneydown Park, perfect for our 2 year old to explore and play. It's truly been a special home for us, and we hope the next owners enjoy it as much as we have."

REQUEST A VIEWING
0203 397 9797

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 9797

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



Garden
28'10" x 16'8"

Reception Room
26'2" x 10'9"

Kitchen
14'9" x 9'2"

Bathroom

Bedroom
14'5" x 14'1"

Bedroom
11'1" x 8'10"

Bathroom

Bedroom
15'5" x 14'5"

Ensuite

Bedroom
10'5" x 8'10"



REQUEST A VIEWING
0203 397 9797

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM