

GARNER ROAD, WALTHAMSTOW

Offers In Excess Of £800,000 Freehold

4 Bed House - Mid Terrace



Features:

- Four Bedrooms
- Mid Terrace House
- Arranged Over Three Floors
- Beautifully Presented
- Spacious Kitchen Diner
- Secluded Rear Garden
- Walking Distance to Lloyd Park

Bright and full of character, this four-bedroom home has been thoughtfully refurbished to strike the perfect balance between contemporary comfort and period elegance.

Standout features include a secluded rear garden, a light-filled dine-in kitchen, a charming reception room, a ground-floor WC, a stylish first-floor bathroom, and a fully converted loft complete with en suite.

Perfectly positioned, it offers the best of all worlds — the vibrant amenities of Walthamstow in one direction, the tranquillity of Epping Forest in another, the green open spaces of Lloyd Park close by, and Wood Street Station nearby for swift connections into Central London.

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0203 397 9797

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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
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0203 325 7227

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IF YOU LIVED HERE...

Thanks to its pristine condition, you can instantly welcome friends and family into this beautiful 1,299-plus square foot home. You'll love how it stays true to its Edwardian roots with abundant period detail.

The reception room is wonderfully bright and full of standout features, including custom carpentry, a striking fireplace, and a decorative ceiling rose. Head to the rear, beyond the convenient WC, and you'll find an equally polished and spacious kitchen-diner. Here you'll enjoy features such as the double oven, pendant lighting, and sleek cabinetry, as well as the natural light pouring through generous windows and the skylight. There's plenty of room for a full-size dining table — and you already have a central island. Open the generous bi-fold doors to reveal your spacious, secluded rear garden, complete with a decked patio.

Up the beautifully styled staircase to the first floor, you'll find three well-sized bedrooms and a stylish family bathroom. In the loft, the master bedroom has been beautifully designed, boasting an en suite and eaves storage.

Beyond your home, you'll have endless opportunities to explore your new neighbourhood. Just to the south, Wood Street buzzes with youthful energy. Its visual appeal owes much to the work of local mural collective Wood Street Walls, and its streets are dotted with exciting new shops and eateries alongside long-standing favourites like the uniquely characterful Wood Street Indoor Market and the much-loved Lancasters Garden Centre. Not sure where to begin? Try excellent beer shop-cum-bar Clapton Craft, the ever-popular brunch spot Dudley's, and award-winning bakery Chocolatine. Even closer to home, the charming Ruttle & Rowe coffee shop is perfect for a morning pick-me-up.

WHAT ELSE?

- You're only 18 minutes from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the Overground, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line.
- Parents will be pleased to know you have plenty of highly regarded primary/secondary schools in the area.
- As for outside space, within 15 minutes, you can be at either Epping Forest, Lloyd Park or Fellowship Square, the latter of which has a fantastic calendar of events throughout the year.



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

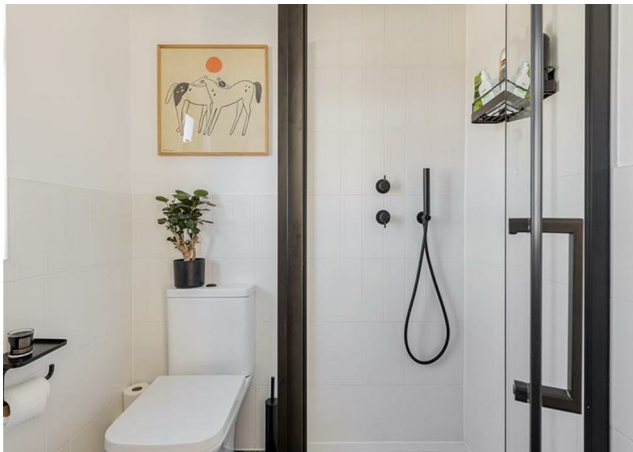
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Kitchen / Dining Room
20'7" x 18'3"

Garden
45'11"

Reception Room
13'5" x 12'9"

WC

Bathroom
7'10" x 6'0"

Bedroom
9'2" x 6'5"

Bedroom
11'5" x 9'11"

Bedroom
13'5" x 11'5"

Bedroom
16'5" x 9'11"

Ensuite
5'10" x 5'3"

Eaves Storage



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