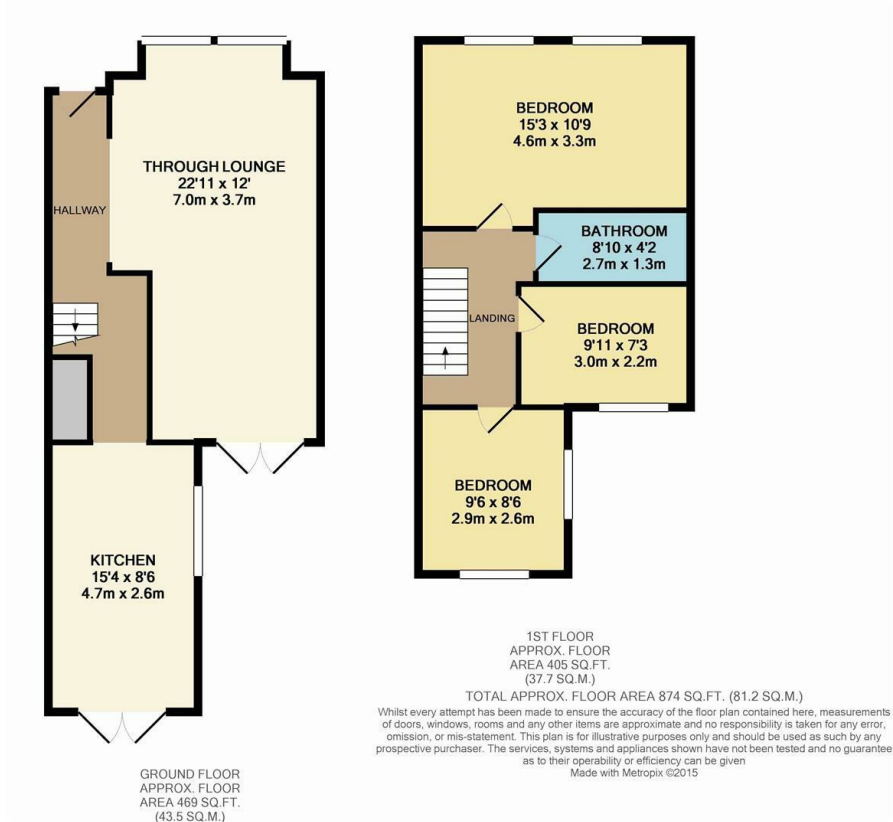




Lounge
22'11" 12'1"

Kitchen
15'5" 8'6"

Bedroom
15'1" 10'9"

bathroom
8'10" 4'3"

Bedroom
9'10" 7'2"

Bedroom
31'5" 8'6"



BROWNS ROAD, WALTHAMSTOW

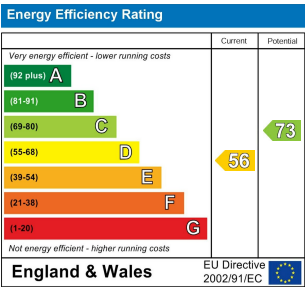
Offers In Excess Of £795,000 Freehold
3 Bed House - Mid Terrace



Features:

- Victorian Terrace
- Poets Corner Location
- Three Bedrooms
- Some Original Features
- First Floor Bathroom
- Good Order Throughout
- No Chain

Set on a quiet residential street in Walthamstow's sought-after Poets Corner, this Victorian terrace offers timeless charm and well-proportioned living across two floors. With three bedrooms, a first floor bathroom, and a layout that flows with ease, the home combines period character with everyday comfort. Some original features remain, adding warmth and personality, while the property is offered in good order throughout. Available with no onward chain, it presents a straightforward path to ownership in a well-regarded location, ideal for those seeking a classic home with lasting appeal.



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IF YOU LIVED HERE...

This attractive home offers a thoughtful blend of light-filled spaces and considered design across two floors. Step into the hallway, where you'll find access to both the kitchen and the lounge, as well as stairs leading to the upper level. The lounge is airy and inviting, with wide-plank wooden flooring throughout and natural light streaming in from both front and rear. A bay window at the front adds charm, while glazed double doors at the back open onto the garden, creating a seamless connection to the outdoors. Built-in shelving provides both storage and display, and the open layout clearly defines living and dining areas while retaining a sense of flow.

The kitchen is luminous and well balanced, with pale cabinetry, dark worktops and soft green walls setting a calm and harmonious tone. Tiled flooring enhances practicality, and windows at either end allow light to pour in. To the side, there's scope to extend into the side return (STPP), unlocking the potential for a larger kitchen/diner and an even more impressive ground floor footprint. Double doors at the rear lead straight to the garden, extending the living space outside. The garden itself is a peaceful haven, with a large decked terrace ideal for al fresco dining or lounging. Framed by mature planters and smart fencing, it offers privacy and tranquillity, while the lawn beyond provides room to grow, play or landscape to suit.

Upstairs, the landing leads to three bedrooms and a bathroom. The front bedroom is especially spacious, with twin sash windows and a soothing palette. The middle and

rear rooms are comfortable and light-filled, each offering flexibility in layout. The bathroom features a full-size bath with overhead rainshower, soft tiling and a fresh, refined finish. There's also the exciting opportunity for a loft conversion (STPP).

The surrounding area is brimming with energy, creativity and green space. Just a five-minute stroll brings you to Today Bread, a welcoming café and bakery perfect for coffee and freshly made loaves, while Ye Olde Rose & Crown pub offers a friendly atmosphere just around the corner. Walthamstow Village, a little over ten minutes on foot, is home to characterful spots like The Nag's Head and Eat17. For bigger outings, The Big Penny Social sits along the Walthamstow Beer Mile, known for its lively events and community spirit. You're also well placed for outdoor escapes, with Lloyd Park close by—a popular local destination with gardens, playground and a weekly market—and Epping Forest within easy reach. Families will also appreciate the excellent selection of local schools, including the highly rated Greenleaf Primary.

WHAT ELSE?

For commuters, Walthamstow Central station is just a ten-minute walk away, offering swift connections via the Victoria line and Overground. Walthamstow Queens Road station is also within easy reach at around fifteen minutes on foot, providing additional Overground services across London.



A WORD FROM THE OWNERS...

"We've lived here for over 10 years, and loved it. The location is absolutely perfect - 5 minutes from the tube, 5 minutes from Lloyd Park (which is a great green space) and 10 mins to the village. You've got everything you need nearby - restaurants, bars, gyms and shops. It's a really quiet street which means it's surprisingly peaceful for such a central location. The back garden in particular is great - it's south facing, which means lovely long summer evenings. It's also incredibly quiet (no properties right behind), which you would never expect given we're a stone's throw from the high street. The house itself is light and airy and the open plan layout makes it feel spacious. The kitchen and garden are great sizes, and so it's a brilliant house for socialising, particularly in the summer. More broadly Browns Road and Poets Corner as a whole has a great sense of community, with options to get involved in local events if you want."

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