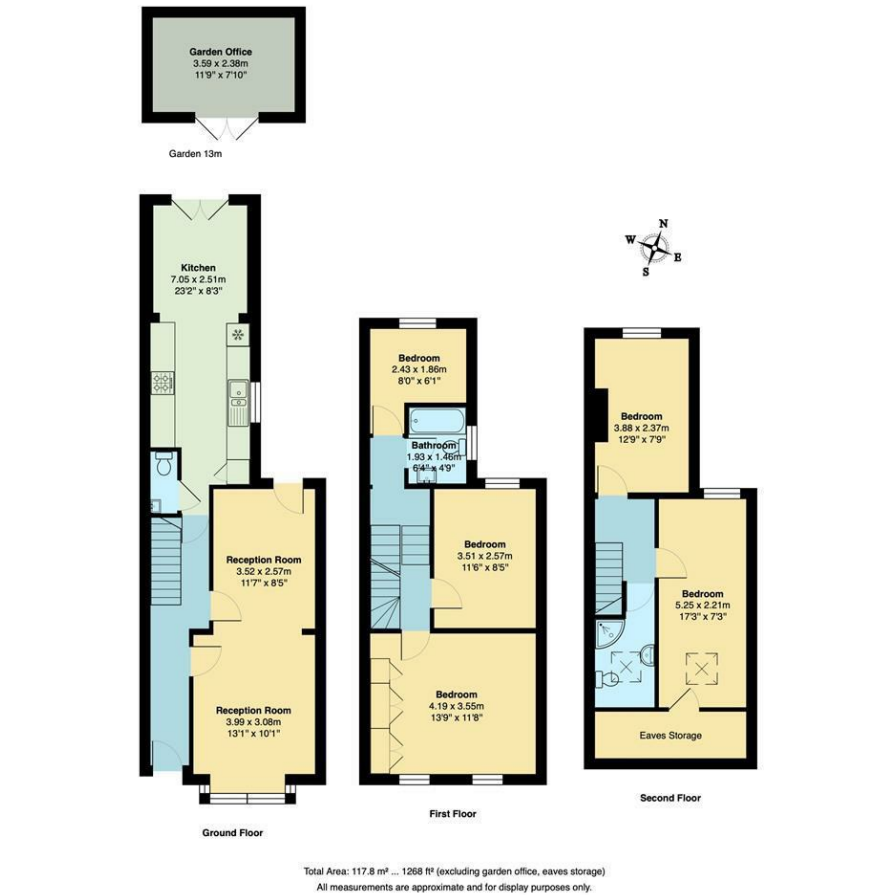




Reception Room
13'1" x 10'1"

Reception Room
11'6" x 8'5"

Kitchen
23'1" x 8'2"

Bedroom
13'8" x 11'7"

Bedroom
11'6" x 8'5"

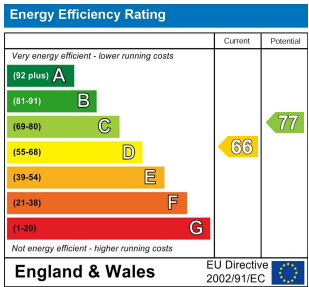
Bathroom
6'3" x 4'9"

Bedroom
7'11" x 6'1"

Bedroom
17'2" x 7'3"

Shower Room

Bedroom
12'8" x 7'9"



MELFORD ROAD, WALTHAMSTOW

Offers In Excess Of £825,000 Freehold
5 Bed House



Features:

- Terraced Family Home
- Five Bedrooms
- Two Bathrooms
- Laid Out Over Three Floors
- 1268sq ft
- Central Walthamstow Location

Set across three floors and offering 1268 square feet, this terraced family home combines generous proportions with a highly versatile layout. Five bedrooms and two bathrooms provide the room needed for family life, with scope to grow and adapt as needs change. The arrangement across three levels creates a natural balance between shared living areas and more private retreats, giving scope for both entertaining and working from home. Perfectly placed in central Walthamstow, it presents an ideal opportunity for those looking for a generous property in a vibrant, well-connected location.

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IF YOU LIVED HERE...

A tiled pathway leads to the bold front door, its dark finish set softly against the light exterior to create a welcoming first impression. Stepping inside, the hallway draws you towards the pair of reception rooms, where a graceful archway links the two and encourages a natural sense of flow. At the front, a wide window bathes the room in daylight, while the rear opens directly to the garden, making these spaces ideal for both lively gatherings and quiet evenings alike.

The kitchen unfolds in a bright, linear layout, finished with glossy cabinetry and pale worktops that keep everything looking fresh. Light streams in through a skylight and glazed doors, highlighting the dining area where family meals spill easily into the garden beyond. Here, the outdoor space is paved for ease of use and privacy, with a smart studio at the far end offering the perfect spot for a home office, creative base or gym. There may also be scope, subject to planning, to extend into the reception rooms, opening up the entire floor into a flowing, contemporary hub. A neatly finished guest WC adds convenience to the ground floor.

Upstairs, three well-proportioned bedrooms are complemented by a calm, modern bathroom, complete with neutral tiling and a fitted bath with rain

shower. The top floor presents two further bedrooms, one with eaves storage, alongside a stylish bathroom with patterned flooring and skylight above, creating a light and uplifting finish to this versatile family home.

The neighbourhood blends culture, green spaces and a strong community spirit, with plenty to explore close by. CRATE St James Street is alive with independent food, drink and retail, while Weir dough Bakery is a favourite for fresh pastries. For evenings out, Ye Olde Rose & Crown offers a much-loved pub atmosphere, and Big Penny Social brings a vibrant setting for events and dining. Lloyd Park is home to the William Morris Gallery as well as a newly rejuvenated playground, while St James Park and the vast Walthamstow Wetlands bring nature to your doorstep. Adding to the cultural scene, Soho Theatre has recently arrived in Walthamstow, bringing world-class comedy and theatre to the area. Families benefit from excellent schools, with Stoneydown Park Primary just over five minutes away.

WHAT ELSE?

St James Street Station is just over five minutes from your door, making travel into central London quick and straightforward. For further connections, Blackhorse Road is less than 15 minutes away, linking you to the Victoria line, while Walthamstow Central, also under 15 minutes, provides both tube and rail links as well as a lively bus interchange.



A WORD FROM THE OWNER...

"Melford Road is a truly special place, filled with so many memories. Many of my childhood friends still live here, which says everything about how much people love it. It's a peaceful street where neighbours are more like family – always friendly, always looking out for each other. The area is really well connected, with excellent transport links, and the high street is right on the doorstep for shops, cafés, and daily conveniences. There's a real sense of belonging here, with the perfect balance of calm and city life. I've cherished every moment and know the next owner will too."

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