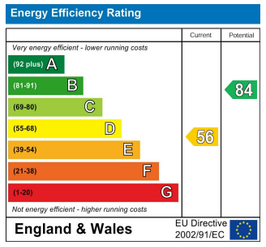

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

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
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LLOYD ROAD, WALTHAMSTOW

Offers In Excess Of £1,000,000 Freehold

4 Bed House - Mid Terrace

Features:

- Four Bedrooms
- Victorian Terrace House
- Arranged Over Three Floors
- Well Presented
- 40ft South Facing Rear Garden
- Extended Kitchen Diner
- Walking Distance to Walthamstow Wetlands
- Close to Blackhorse Road Station

Unfolding over three floors of flawlessly designed space, this four-bedroom terrace is perfectly positioned between the greenery of Walthamstow Wetlands and the amenities of Blackhorse Road. While the location is undoubtedly one of the top highlights, there's plenty to enjoy inside, from the gorgeous period features and immaculate decor to the secluded rear garden and bright open plan kitchen/diner.

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IF YOU LIVED HERE...

You'll immediately appreciate the level of care and consideration that has gone into restoring this home. Every inch is immaculate, finished in a timeless style that promises to retain its wow factor for years to come.

At the front, the elegant sash windows set the tone for what lies within. The reception room is bright and beautifully finished, with considered details, including bespoke carpentry, original flooring, and a striking focal fireplace. To the rear, the kitchen-diner extension is a dream for hosting. Natural light pours in through skylights and patio doors, illuminating the pristine finishes, like the inky blue units, timber worktops, and brass fittings. Upstairs on the first floor, there are two immaculately decorated bedrooms, both featuring smart built-in storage, alongside a stylish family bathroom. The loft provides two further rooms, complemented by a cheery shower room and generous eaves storage. Outside, the secluded south-facing garden offers a peaceful retreat, with a sun-trap patio and a rich mix of mature, leafy planting.

Beyond that, you'll find countless amenities, including the much-lauded veg-friendly restaurant SlowBurn, bottle shop/eatery Forest Wines, the community-centred bouldering studio Yonder, the creative studio Blackhorse Workshop, and new community saunas. You're also a short hop from the Blackhorse Beer Mile, where you'll find some of East London's best craft beer breweries, bars and street food. Keep your eyes out for events at Big Penny Social - it's got some good ones. You're just a few minutes from the fantastic Walthamstow Wetlands, which has cycle routes which lead to some of East London's most popular destinations such as the Olympic Park. As well as having Blackhorse Road station so nearby for the Victoria and Suffragette lines, St James Street station is only an 11 min stroll for the nifty Weaver line to London Liverpool Street.

WHAT ELSE?...

-The dynamic social hub CRATE St James is an 11 minute stroll away. Here you'll find an eclectic collection of creative ventures, from independent eateries and florists to yoga studios and boutiques.

- Just seven minutes away, you've got an original Banksy, preserved within the Bonners fish and chip shop signage. Grab some delicious takeout and soak up some culture worth bragging about.

-You've also got countless amenities on your doorstep, including Europe's longest market which runs along the High Street, plus the newly opened Forest cinema and the convenient chains found in the 17&Central shopping centre a short stroll away in Walthamstow Central.

A WORD FROM THE OWNER....

"We've loved living here. The location offers a rare balance: rapid access to Central London via the Victoria line, while being surrounded by some of East London's most beautiful green spaces, including Walthamstow Wetlands, Hackney Marshes, the River Lea and Epping Forest. We've made the most of all of them over the years. The street itself is quiet, attractive and friendly, with a real sense of community. We will miss our wonderful neighbours, many of whom have become good friends. For families, Stoneydown Park has been a central hub of our children's social lives, and there are three excellent parks within easy walking distance, giving plenty of opportunities to play. The local schools are excellent, and our children have thrived at Stoneydown. More than anything, this has been a happy home in a special neighbourhood. Our move is taking us only a short distance away, which perhaps says as much as anything about how much we value this community. We hope the next owners come to feel the same connection to the people and the place that we have been fortunate enough to enjoy."

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Reception Room
10'6" x 13'1"

Reception/ Dining Room
13'4" x 15'2"

Kitchen
11'1" x 10'11"

Bedroom
14'1" x 10'5"

Bedroom
8'1" x 10'11"

Bathroom
8'4" x 8'9"

Bedroom
12'7" x 12'3"

Bedroom
8'4" x 8'3"

Shower Room
6'2" x 3'11"

Garden
14'5" x 37'8"

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