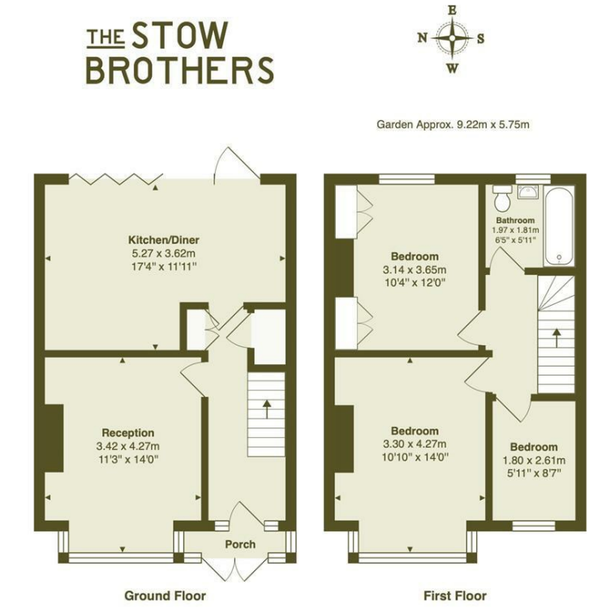
THE STOW BROTHERS



Total Area: 82.4 m² ... 887 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception
11'2" x 14'0"

Kitchen/Diner
17'3" x 11'10"

Bathroom
6'5" x 5'11"

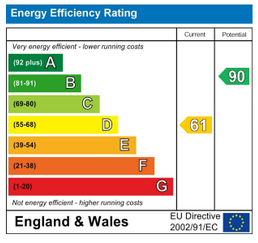
Bedroom
10'3" x 11'11"

Bedroom
10'9" x 14'0"

Bedroom
5'10" x 8'6"

Garden
30'2" x 18'10"





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E17 & E10
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BYRON ROAD, WALTHAMSTOW

Offers In Excess Of £750,000 Freehold

3 Bed House - Semi-Detached

Features:

- Three Bedroom Home
- Poets Corner Location
- Beautifully Presented
- Moments From Local Amenities
- Extended Kitchen
- Semi-Setatched
- Short Distance To Walthamstow Central Station
- Easy Access To Lloyd Park

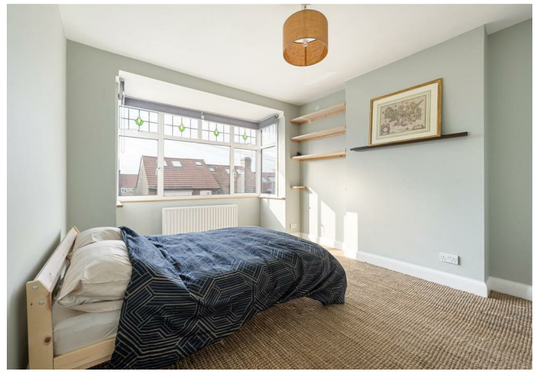
A beautifully presented three bedroom semi-detatched home in Walthamstow's much-loved Poets Corner neighbourhood. With an extended kitchen, inviting interiors and a lovely rear garden, there's plenty to enjoy here. Lloyd Park, independent cafés and local amenities are all within easy reach, while Walthamstow Central offers excellent connections across London.

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0203 397 9797















IF YOU LIVED HERE...

Step through the entrance porch into a welcoming hallway, where warm wood flooring sets the tone. To your left, the reception room is a lovely place to unwind, with a generous bay window, feature fireplace and open shelving adding warmth and personality. Soft neutral walls and natural finishes create a relaxed, homely feel.

Towards the rear, the extended kitchen and dining room is a real highlight. Contemporary blue cabinetry sits alongside warm timber details, with a central island providing additional workspace. Large black-framed doors open onto the garden, bringing in plenty of natural light. Outside, a brick-paved terrace leads to a planted garden, offering a lovely setting for summer afternoons and outdoor dining.

Upstairs, you'll find three bedrooms and a family bathroom. The two larger bedrooms are well proportioned, with attractive windows and understated décor, while the third offers flexibility as a home office, nursery or guest room. The bathroom combines white tiling with patterned flooring and a full-sized bathtub. Altogether, the home offers approximately 887 square feet of thoughtfully arranged living space.

WHAT ELSE?

- Lloyd Park is within easy reach, home to the William Morris Gallery, landscaped gardens, a popular weekend market and plenty of green space to explore.

- Walthamstow Central station is a short distance away, offering Victoria line and Overground services, with convenient connections to the City and central London.

- Walthamstow Village is nearby, where Orford Road offers a lovely collection of independent shops, cafés and neighbourhood favourites, including The Queen's Arms and Eat17.



WORD FROM THE OWNER...

"We bought the house in 2012 and slowly put our stamp on it, renovating and improving the kitchen, flooring and windows throughout. We quickly put down roots in the friendly and welcoming E17 community, and started our family here. It was a perfect home for us. The neighbourhood is very friendly and supportive and it's close to amenities such as transport, Walthamstow Village, Lloyd Park with its gallery, market and playgrounds. It's also a short distance to incredible open spaces at Walthamstow Marshes and Epping Forest. The view from the top bedroom is panoramic across North East London - a fantastic place to watch fireworks night, and to spend New Year's Eve! Local primary schools are good and there is also a choice of nursery provision close by."

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