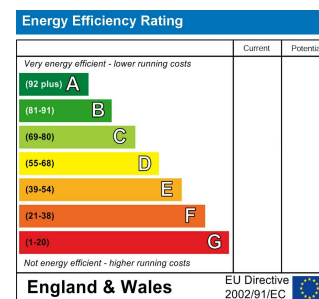
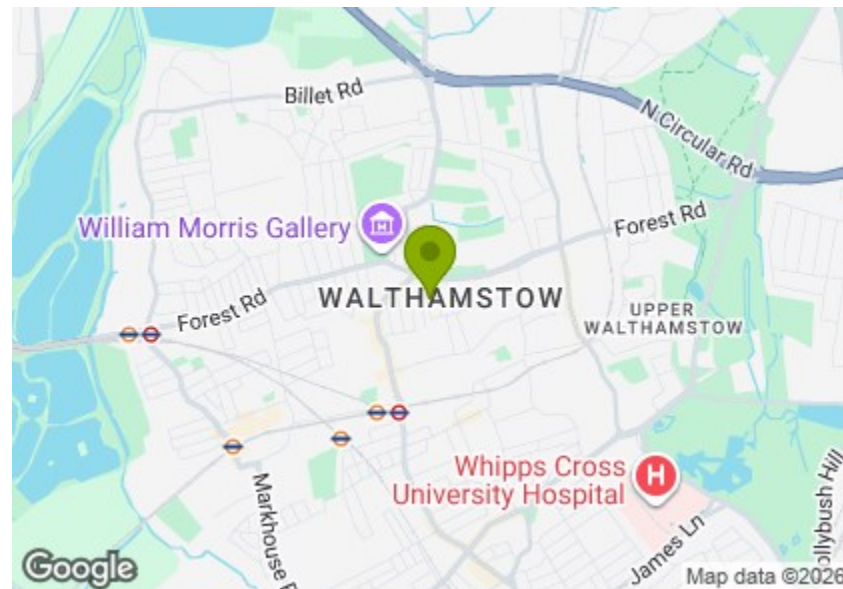


Total Area: 138.2 m² ... 1488 ft²

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.



HOWARD ROAD, WALTHAMSTOW

Offers In Excess Of £1,300,000 Freehold

4 Bed House - Terraced



Features:

- Four Bedroom House
- Arranged Over Three Floors
- Beautifully Presented Throughout
- Extended Kitchen Diner
- Secluded Rear Garden
- Stripped Wooden Floors
- Underfloor Heating in Kitchen and WC
- Quiet Residential Street
- Walthamstow Village Border
- Close to Walthamstow Central Station

Arranged over three floors, this striking four-bedroom home enjoys a prime location in one of the area's most coveted neighbourhoods, Walthamstow Village border/Poet's Corner, just a short hop from Walthamstow Central and Lloyd Park. Despite the vibrant surroundings, Howard Road remains a peaceful one-way street, offering the perfect blend of convenience and tranquility.

Spanning nearly 1500 square feet, the beautifully finished home boasts generous amount of living space with an artfully extended kitchen-diner at the rear, as well as two bathrooms, a WC, and a secluded garden.

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IF YOU LIVED HERE...

Behind the timeless frontage, you'll find a beautifully finished home where original charm and contemporary design sit comfortably together across 1,488 square feet. The property underwent a comprehensive renovation in 2020-2021, including a full rewire, new central heating system, new roof, and new glazing throughout, along with Corston Architectural Detail sockets and switches installed across the home. The project was designed by Shacklewell Architects, with the kitchen created in collaboration with HØLTE Studios.

At the front of the property, the spacious reception room is presented in immaculate style, featuring a calming blue palette, bespoke carpentry, a wood-burning stove, stripped wooden floors and bespoke shutters that enhance the natural light.

Beyond the convenient utility and storage area, along with a well-placed WC, lies the impressive kitchen-diner, undoubtedly the heart of the home. This fantastic space is flooded with natural light thanks to generous skylights and glazed doors, and is fitted with stylish timber units, quartz worktops, a central island and a double oven with in-built microwave. The kitchen also features a Perrin & Rowe tap, as well as a full-size fridge and separate full-size freezer. Practical additions include underfloor heating here and in the WC, a bespoke seating area and a well-designed pantry, ensuring the space is as functional as it is beautiful.

From here, doors open directly onto a beautifully maintained garden, complete with a

raised decked patio area, large lawn and plenty of foliage to bring a real air of seclusion.

Upstairs on the first floor, you'll find three immaculately finished bedrooms, along with a stunning family bathroom, complete with blush tiling and black fittings.

The loft has been converted to create a spacious master bedroom suite, complemented by a stunning additional bathroom featuring terrazzo-style tiling and a walk-in shower.

When it comes to eateries, there are heaps of established favourites in the areas around Hoe Street and Orford Road in Walthamstow Village; Tonkotsu, Yard Sale Pizza, Sodo and Shri Lakshmi in the former, and Peeld, Proud May Pizza, Orford's Fish & Chips and Ruff's Bistro in the latter, but new arrivals to the scene ensure a steady buzz and feeling of energy.

WHAT ELSE?

- East of Eden of just a hop away, offering yoga and pilates in peaceful surroundings, while the Waltham Forest Feel Good Centre is a short walk in the other direction, where you'll find a gym with a 400m running track and 25m fitness pool with separate diving pit and teaching pool.

- Parents will be pleased to know you an abundance of great schools and pre-schools nearby.

- Walthamstow Central tube is mere minutes away, meaning you can hop on the Victoria line or Weaver Overground and be in the West End or City in less than 45 mins door to door.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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Reception

10'11" x 16'6"

Pantry

4'1" x 4'7"

WC

5'0" x 4'7"

Kitchen/ Diner

16'9" x 21'2"

Bedroom

10'11" x 16'6"

Bedroom

9'11" x 12'7"

Bedroom

6'4" x 10'11"

Bathroom

5'1" x 7'6"

Bedroom

9'11" x 17'6"

Bathroom

5'10" x 8'3"

Garden

36'6" x 17'8"



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