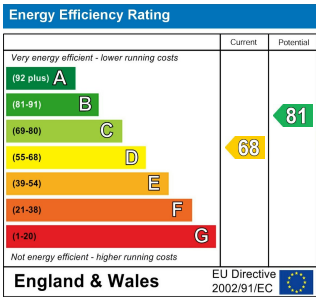


Total Area (Excluding Side Access): 133.5 m<sup>2</sup> ... 1437 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



## COPELAND ROAD, WALTHAMSTOW

### Offers In Excess Of £1,200,000 Freehold

### 4 Bed House - Semi-Detached



#### Features:

- Four Bedrooms
- Victorian Semi Detached House
- Brick Fronted
- Arranged Over Three Floors
- Beautifully Presented
- Extended Kitchen Diner
- Spacious Loft Bathroom
- Side Access to Garden
- Underfloor Heating in Kitchen & Master Bathroom
- Situated in Walthamstow Village

This stunning four-bedroom Victorian semi-detached home offers the perfect blend of charm and convenience, all quietly positioned within the highly sought-after Walthamstow Village. With around 1437 square feet across three floors, highlights include the bright reception, spacious kitchen/diner/living room, two bathrooms and a ground floor WC, a loft suite with walk-in wardrobe, and a secluded rear garden with side access.

Despite the peaceful setting, you're just moments from one of the most vibrant parts of E17, home to a fantastic selection of independent restaurants, coffee shops and gastropubs. Walthamstow Central station is just a ten minute walk away, with fast connections to the City and West End.

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

**E4 & N17**  
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**E17 & E10**  
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**E18 & IG8**  
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#### IF YOU LIVED HERE...

With around 1437 square feet of space, this home blends period charm with practical family living. From the moment you arrive, the classic brick frontage and charming front yard set the tone.

Step inside to a beautifully designed front reception room, bathed in natural light from the bay window dressed with shutters. Period details, including the decorative fireplace and ceiling rose, add character, while the timber flooring ties it all together.

At the rear you'll find your generous kitchen/diner/living space, the heart of the home. There's ample room for hosting friends and family, with sleek worktops, impressive appliances like the double oven, plenty of units for storage, and space for a large dining table in the living area (subtly zoned with the contrast parquet flooring), alongside the existing island and breakfast bar. A handy downstairs WC completes the ground floor.

Upstairs, the first floor hosts three immaculate bedrooms, plus a smart family bathroom. Meanwhile, the second floor provides a striking light-filled further master, with its own walk-in wardrobe and sublime bathroom, complete with both a freestanding tub and walk-in shower, as well as vintage-style fittings like the towel rail.

Outside, the rear garden is a real highlight, a fantastic spot for relaxing or entertaining, with a spacious lawn, patio and plenty of foliage.

Beyond your front door, you can enjoy exploring in all directions... You're just a few metres from Hucks, where you'll find 'the tastiest coffee, pastries and sourdough,' to quote an article in the Evening Standard. A few minutes further you'll also find authentic sushi takeaway Ohba Leaf Kitchen, while the fantastically cosy Castle gastropub is a similar distance.

A few minutes beyond, Orford Road forms the hub of Walthamstow Village, where you've got more pubs, including The Queens Arms and Nags Head, as well as the award-winning Eat 17, plus much more.

Nearby you'll also find the unique Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as Pillars and Mother's Ruin.

Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 22 minutes north, Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around 20 minutes east.

#### WHAT ELSE?

- Parents will be pleased to know you have an abundance of good schools nearby. It's one of the reasons why the area has become so popular.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well as 17&Central shopping centre and Forest Cinema.



#### A WORD FROM THE OWNER....

"Living in Walthamstow has been fantastic - it's a great community with a lot to do locally. Whether it's wandering around Walthamstow Village, going to the beer mile in Blackhorse Road, sampling new restaurants/cafes in nearby Leyton or Sunday adventures in Epping Forest. There's a lot going on in the immediate area, but also close to great transport links! Copeland Road is very special, as you feel you are close to the mix, but it's also a quiet and safe road."

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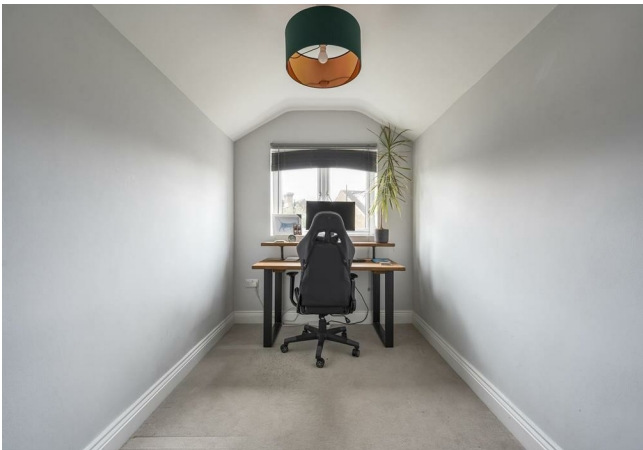
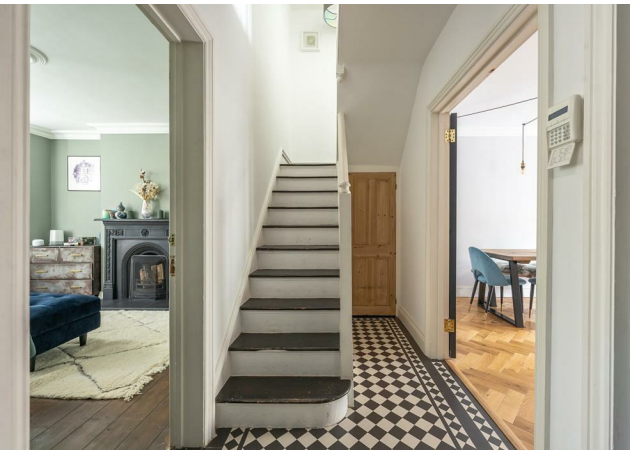




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**Reception**

11'9" x 14'1"

**Reception**

10'2" x 12'9"

**WC**

5'2" x 5'10"

**Kitchen / Breakfast Room**

15'8" x 15'5"

**Side Access**

3'3" x 28'8"

**Bedroom**

11'9" x 11'5"

**Bedroom**

8'10" x 11'1"

**Bedroom**

6'10" x 12'9"

**Bathroom**

4'7" x 10'9"

**Master Bedroom**

15'8" x 11'5"

**Walk In Wardrobe**

11'9" x 11'1"

**Bathroom**

11'9" x 11'1"



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