



Reception Room
12'10" x 11'8"

Reception Room
22'10" x 10'11"

Kitchen
16'7" x 8'7"

WC

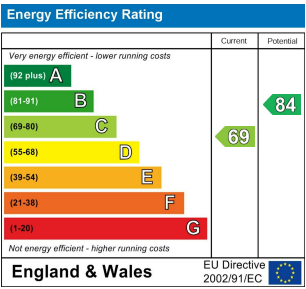
Bedroom
14'9" x 12'10"

Bedroom
11'0" x 10'11"

Bedroom / Study
9'2" x 7'7"

Bathroom
9'4" x 7'4"

Garden
39'4" x 19'8"



SHERNHALL STREET, WALTHAMSTOW

Offers In Excess Of £875,000 Freehold
3 Bed House



Features:

- 3 Bedroom House
- Semi Detached
- Approx. 1198 Square Feet
- Private Gated Parking to Rear
- Chain Free
- Private Garden

This bright three bedroom semi-detached house combines characterful details with a beautifully opened-up ground floor, creating a home that feels both warm and wonderfully sociable. There are two reception areas, a contemporary kitchen with a large island, a separate utility space and WC, while upstairs you'll find three bedrooms and a family bathroom. A private garden and gated parking to the rear add plenty of practicality, with an EV charging point providing another useful everyday touch. The house is being sold chain free, with Walthamstow Village and the Ravenswood Estate both within easy reach.

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IF YOU LIVED HERE...

Step inside and the hallway immediately introduces some personality, with patterned floor tiles, soft pink walls and dark-painted woodwork leading towards the staircase. The front reception room has a bay window, timber flooring, built-in cabinetry and a wood-burning stove, creating a cosy counterpoint to the more open living space beyond. To the rear, the second reception has been opened into the kitchen and dining area, with warm pink tones and timber flooring tying the spaces together. The kitchen mixes pale timber cabinetry with contrasting dark units, crisp white worktops and a substantial island with seating, while glazed doors at the far end bring in plenty of daylight and open directly onto the garden. A separate utility space and WC sit alongside the kitchen. Underfloor heating runs throughout the whole property, keeping the interiors comfortably warm without interrupting the clean finish of the rooms.

Upstairs, the larger front bedroom continues the character with a bay window, decorative fireplace, timber flooring and fitted

storage. There's a second bedroom alongside a third bedroom/study, which also has built-in storage, while the family bathroom sits at the rear with both a bath and separate shower. Outside, the private garden begins with a paved terrace, creating an easy spot for outdoor seating, before continuing beyond. Gated private parking is positioned to the rear, complete with an EV charging point.

WHAT ELSE?

- The Ravenswood Estate is particularly close, bringing together local favourites including Malt Haus - A Pillars Establishment, Mother's Ruin and Pillars Brewery, as well as the wonderfully colourful God's Own Junkyard.
- Wander towards Walthamstow Village and Orford Road has plenty to keep you local, from Bern's & the Beans to The Nag's Head, alongside a great collection of independent shops and places to eat.
- Wood Street Station is within easy reach for London Overground services, while the surrounding Wood Street neighbourhood adds another strong collection of independent places to explore.



A WORD FROM THE OWNER...

"When we first viewed the house, it was the open-plan kitchen and entertaining space that won us over — opening straight out to the side garden, which gets the sun all day. Putting in the decking was the best thing we did: we've spent countless summer evenings out there with friends, doors open, the garden catching the last of the light. There's masses of light throughout, and the kitchen gets beautiful morning sun from the east — a wonderful place to start the day.

Winter is its own kind of cosy, with the wood burner in the living room perfect for snuggling up by the fire. It's a home that's worked brilliantly for us in every season.

We've loved being between Walthamstow Village and Wood Street. Weekends usually start with sourdough from Chocolatine on Wood Street, and we'll miss picking up fruit and veg from Bora & Sons in the village and wandering down to The Raglan for a drink. We're also just a short walk from Epping

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