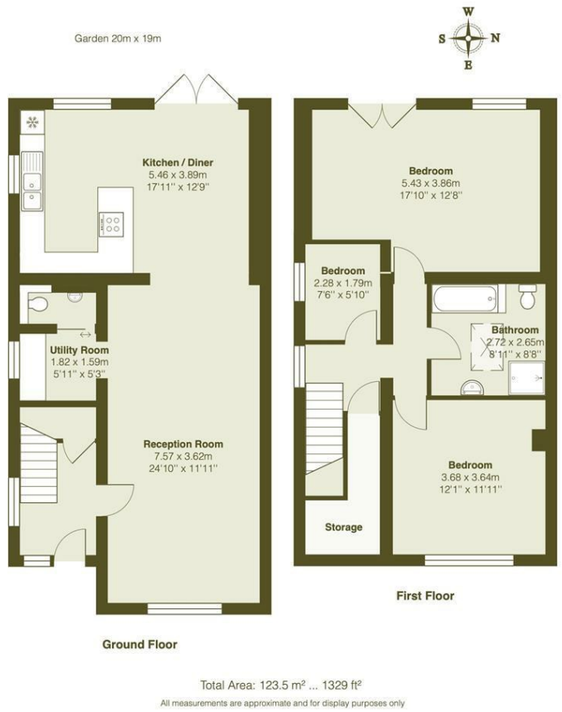
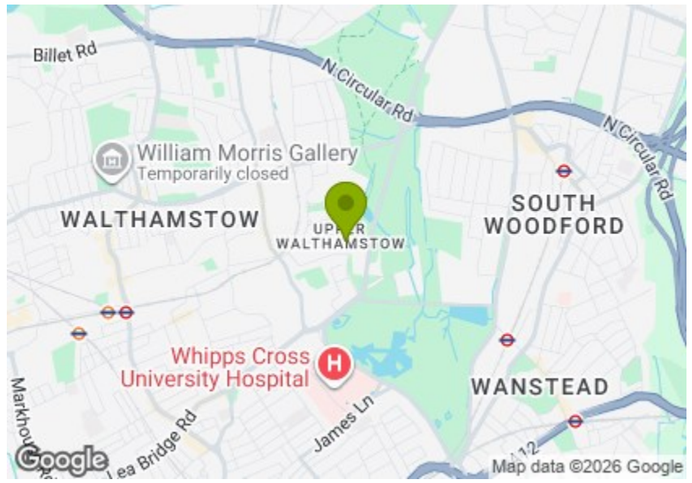
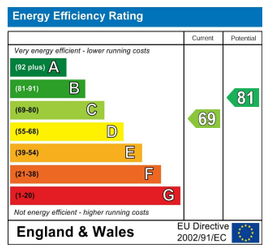


Total Area: 123.5 m² ... 1329 ft²

All measurements are approximate and for display purposes only





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
@STOWBROTHERS

THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT



FOREST RISE, WALTHAMSTOW

Offers In Excess Of £1,000,000 Freehold

3 Bed Cottage

Features:

- Semi-Detached Family Home
- Three Bedrooms
- First Floor Bathroom
- Driveway to Front & Side Parking Space
- Facing Epping Forest
- No Chain
- Stunning L-Shaped Rear Garden
- Garden Studio Potential
- Borders of Snaresbrook
- Beautifully Presented

This beautifully presented three-bedroom family home enjoys an enviable position in Upper Walthamstow, on the borders of Snaresbrook, directly opposite the ancient woodlands of Epping Forest. Originally built in the 1800s and subsequently extended and modernised, the house offers 1,329 square feet of thoughtfully arranged living space, along with a driveway to the front and an unusually large and secluded L-shaped rear garden backing onto woodland. Within easy reach of Wood Street station, making this a particularly appealing home for anyone looking for more space and greenery without giving up the convenience of getting into central London. There's no onward chain either.

REQUEST A VIEWING
0203 397 9797















REQUEST A VIEWING
0203 397 9797

IF YOU LIVED HERE...

There's a lovely sense of arrival, with the house set back behind a charming front garden, with a private driveway , facing the greenery of Epping Forest immediately beyond. Inside, the home has a smart family layout, with plenty of space to spread out while retaining a warm and characterful feel.

Open-plan in style, there's a reception room at the front of the house, complete with a bespoke window seat and cosy wood-burning stove. Towards the rear, you'll find the real heart of the home: a generous kitchen and dining room overlooking the garden. There's a useful breakfast bar, plenty of space for a dining table, and glazed doors opening directly outside, making this an easy room for both family life and entertaining. A separate utility room sits just off the kitchen, as well as a WC.

Upstairs are three bedrooms, including two generous doubles, along with the family bathroom. Smartly finished with striking floor tiling and underfloor heating, it has both a separate shower and bathtub. There's also excellent storage, with a useful cupboard at the top of the stairs and a generous attic space. Outside is where this house really comes into its own. The extensive L-shaped rear garden is unusually generous for the area, with a raised patio, which offers potential space for a conservatory extension (subject to planning). Mature trees and established planting with woodland beyond, create a wonderfully green and secluded setting. The extended area towards the rear currently houses two sheds, which offers excellent potential for a garden studio or similar. Architect's plans for an 80 sq m garden studio are available on request.

Fancy more of an urban buzz? You're in luck because the nearby Wood Street is having a real moment; several exciting new stores and eateries have popped up amongst the old favourites, like the brilliantly unique Wood Street Indoor Market and local institution garden centre Lancasters.

WHAT ELSE?

- Wood Street station is a short stroll for the Weaver Overground to Liverpool Street. Change one stop down the line at Walthamstow Central for the Victoria line.
- You're also only a 15 minute stroll from the Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as Pillars Brewery and gin palace Mother's Ruin.
- Walthamstow Village is only a 20 minute stroll away, where you've got everything from tapas food and authentic sushi to fish and chips and gastro grub.
- Snaresbrook, Wanstead and Leyton are also easily accessible, giving you a broad choice of local amenities alongside the forest and green space immediately on your doorstep.



A WORD FROM THE OWNER.....

"We were drawn to the house because of its incredible location and huge garden. Being able to walk or cycle directly from home into the forest or out through the marshes has been a dream. At the bottom of the garden there's also a gate into a lovely strip of woodland, leading to a community garden with a play area, which was brilliant for our little ones and for meeting new people. The garden itself is gorgeous and a real asset, with potential to build something quite substantial there. It could be a fantastic opportunity for the future owner. We loved having morning light at the front of the house and evening sun settling at the back"

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM









REQUEST A VIEWING
0203 397 9797

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM







Reception Room
24'10" x 11'10"

Utility Room
5'11" x 5'2"

WC

Kitchen/ Diner
17'10" x 12'9"

Bedroom
12'0" x 11'11"

Bathroom
8'11" x 8'8"

Bedroom
17'9" x 12'7"

Bedroom
7'5" x 5'10"

Garden
68'8" x 61'7"





REQUEST A VIEWING
0203 397 9797

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM