



HAVANT ROAD, WALTHAMSTOW

Offers In Excess Of £1,150,000 Freehold 4 Bed House



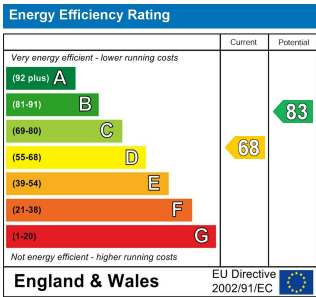
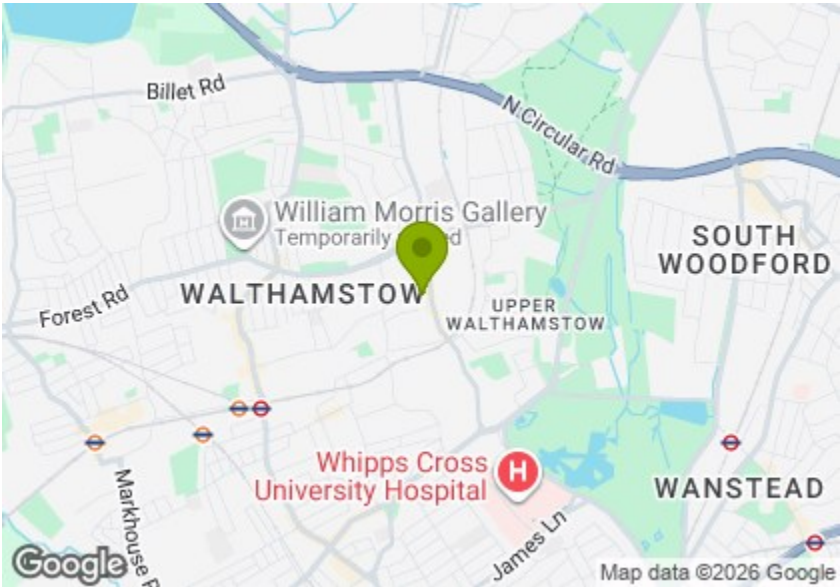
Features:

- Beautiful Four Bedroom House
- Kitchen with Green Marble Countertops and Fluted Island
- Acacia Parquet Flooring, Wooden Panelling, Shutters
- Doors Leading to a Private South Facing Garden
- Large Principal Bedroom with an Opulent Ensuite Bathroom
- Loft Extension With Ensuite
- Downstairs WC
- Moments to Wood Street Station

Set in a fantastic spot near Wood Street, this beautifully presented four-bedroom Victorian home has been thoughtfully updated with a strong eye for architectural design. Arranged across three floors, it offers two reception rooms, a spacious kitchen-diner, two bathrooms, a downstairs WC, first floor laundry room, and a south-facing rear garden. The house retains plenty of character while incorporating a contemporary feel, with Wood Street station and its excellent selection of independent shops and eateries right on your doorstep.

You're also well placed for Epping Forest, while Walthamstow Central is less than a mile away, giving you plenty of options when it comes to getting around London.

REQUEST A VIEWING
0203 397 9797



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

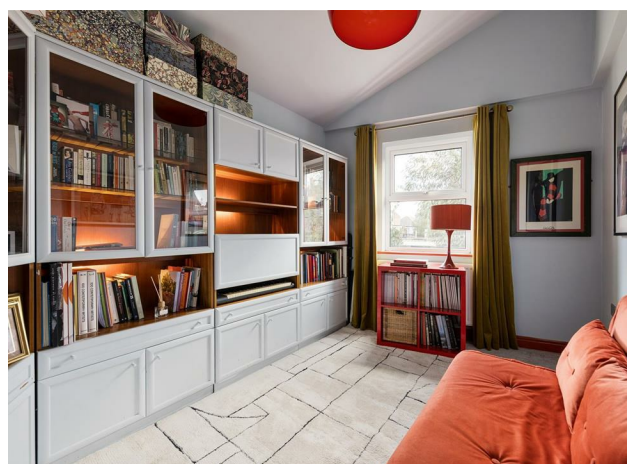
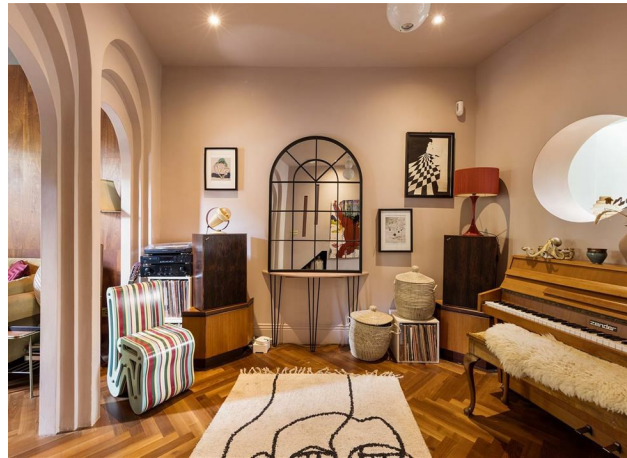
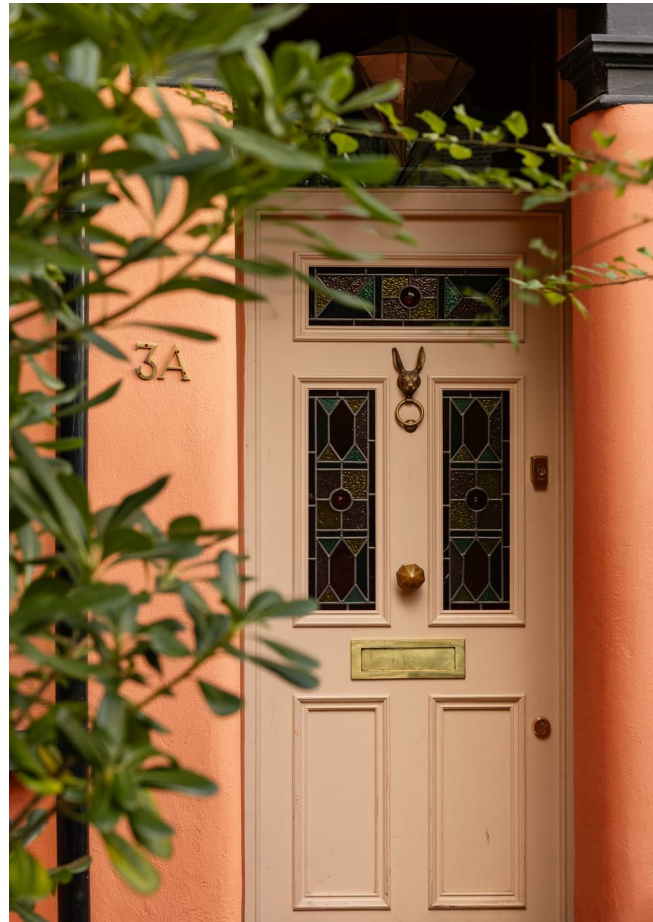
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

With around 1,407 square feet spread across three floors, there's plenty of room to settle into this substantial Victorian home. Two separate reception rooms sit at the front, linked by character archways. The front room pairs wood panelling, Acacia parquet flooring and shutters, while the rear is colour-drenched in blush, with another archway and a circular internal window. Underfloor heating runs throughout the ground floor.

The kitchen-diner is the heart of the home, with green marble worktops, a fluted island, parquet flooring and timber accents. There's also a downstairs WC.

Beyond the Crittall-style doors, the south-facing garden has been thoughtfully planted for a leafy, private feel, with a tiled patio and charming outhouse.

Upstairs, the first floor has two bedrooms and the family bathroom. The generous front bedroom offers plenty of space, while the bathroom combines a freestanding clawfoot bath with a separate walk-in shower, deep red tiles, eggshell panelling and patterned wallpaper. A separate laundry room sits next door.

The second floor brings two more bedrooms, including the principal bedroom with its own ensuite shower room, plus useful eaves storage.

Wood Street station is moments away, with Weaver line services towards Liverpool Street and an easy change at Walthamstow Central for the Victoria line. Hoe Street has become a cultural draw thanks to Soho Theatre Walthamstow, while closer to home you've got Wood Street Indoor Market, Lancasters and a growing collection of independent cafés, breweries and bars.

For greenery, Epping Forest and Hollow Ponds are both within easy reach, offering ancient woodland, open spaces and the boating lake.

WHAT ELSE?

The Ravenswood Industrial Estate is nearby, home to God's Own Junkyard, Pillars, Malt Haus and Mother's Ruin. For local food and drink, try Coven of Witches, Wood Street Bear, Dudley's and Wood Street Bakery. Fellowship Square is another local favourite, with its fountains and regular cultural events offering a lively change of scene from the forest.



A WORD FROM THE OWNER.....

"We genuinely love our home that we have created. We've poured our professional and emotional selves into a comprehensive renovation of the house when we bought it, turning it in to what we feel is one of the more special properties in the area. We love the 40 metre proximity to one of the best whole food stores in the area, which when you live by it really is a wonderful, convenient thing. Being only 10 mins walk from Walthamstow village has also meant that we are only a short stroll from some of the best pubs and village communities in the whole of East London. In the other direction, we have taken regular advantage - most weekends in fact - of being a short walk away from Epping Forest, with its endless walking opportunities. We're still finding new hidden gems in the sprawling forest. There are countless bakeries and coffee shops in the Wood Street area, which have all popped up in the last 6 years since we've been here. Surely testament to how much the area has flourished into an area brimming with living amenities."

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Reception Room
10'1" x 11'1"

Laundry Room
4'10" x 5'10"

Reception Room
10'7" x 10'5"

Bedroom
8'4" x 11'7"

WC

Bedroom
10'9" x 16'7"

Kitchen/ Diner
13'6" x 18'1"

Ensuite
4'11" x 7'7"

Bedroom
14'4" x 12'2"

Bedroom
8'5" x 9'0"

Bathroom
8'3" x 9'0"

Garden
13'9" x 29'6"



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