

GRANVILLE ROAD, WALTHAMSTOW

Offers In Excess Of £1,250,000 Freehold 4 Bed House



Features:

- Substantial Four Bedroom Freehold House
- Beautifully Extended and Restored
- Stunning Frontage
- Bright Kitchen Diner
- Through Reception with Bespoke Cabinetry
- Principal Suite to the Loft
- Downstair WC and Upstairs Utility
- Garden Room with WC

Arranged across three beautifully considered floors, this substantial four-bedroom freehold house has been thoughtfully extended and restored to create an exceptionally stylish and versatile family home. Inside, there's a bright kitchen-diner, a spacious through-reception, a master suite in the loft with dressing room and en-suite, a first floor utility, and a studio with WC in the large rear garden.

Perfectly positioned on the border of the highly sought-after Walthamstow Village, you're just moments from one of E17's most vibrant areas, with a fantastic selection of independent restaurants, bars and gastropubs on your doorstep. Walthamstow Central station is also within easy walking distance, offering fast connections into the City and West End via the Victoria line and Weaver Overground.

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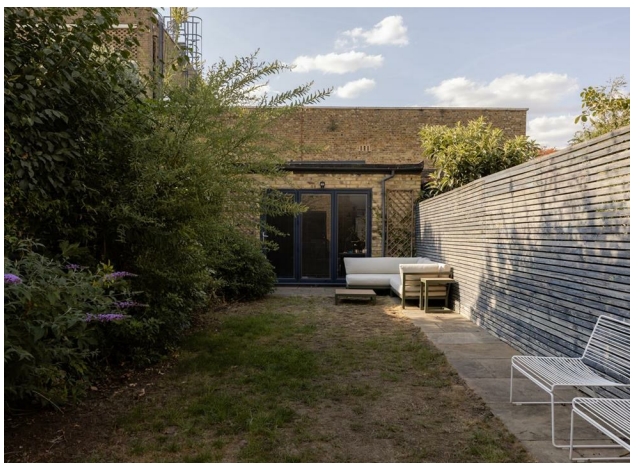
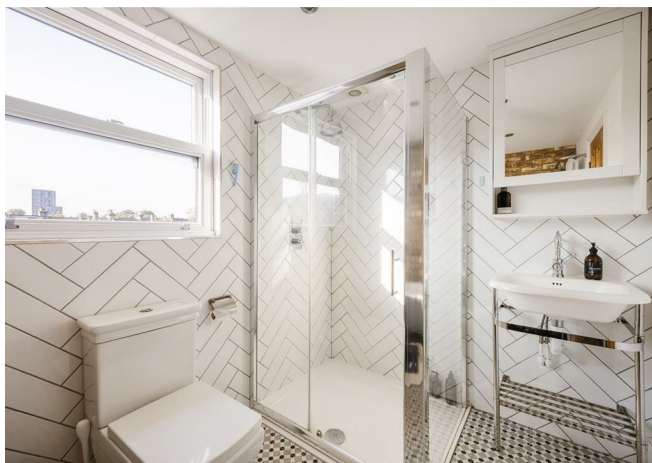
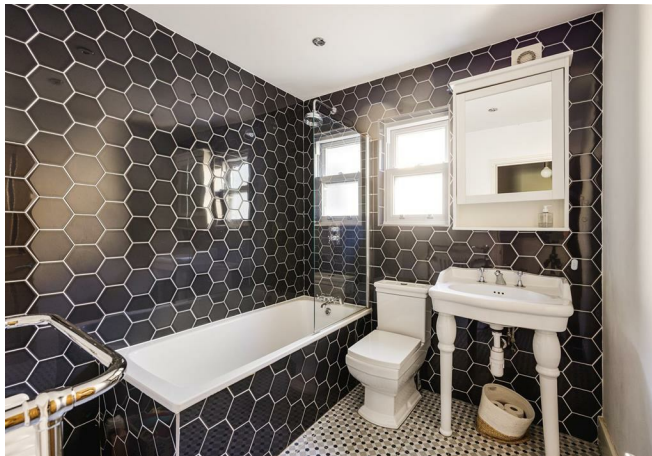
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IF YOU LIVED HERE...

Beautifully restored while retaining plenty of the character and proportions that make period houses so appealing, this is a home that manages to combine elegant original features with thoughtful contemporary design. The handsome frontage and welcoming entrance give you an immediate sense of what lies beyond. Once inside, the through-reception is wonderfully light, with high ceilings, beautiful proportions, original flooring and bespoke cabinetry providing both practical storage and a striking focal point. There's plenty of room to create distinct seating and living areas, making this a genuinely versatile space for family life and entertaining.

Towards the rear, the house opens up into a spectacular kitchen-diner, with a large central island providing a natural hub for the room, alongside the high spec appliances and butler basin, while the dining area looks directly out towards the garden. Generous bi-fold doors bring in plenty of natural light and create a seamless connection between inside and out. There's also a useful WC on this floor.

Up on the first floor, you'll find three bedrooms, alongside a stylish family bathroom and a separate utility room - a particularly practical addition for a busy household. The entire top floor is given over to an impressive master suite. The generous bedroom has its own dressing room and smart en-suite, creating a wonderfully private retreat away from the rest of the house.

Outside, the garden is a fantastic size and provides plenty of space for outdoor dining

and relaxation. At the rear, the studio adds another useful dimension to the property, with its own WC making it particularly well suited to use as a home office, studio, gym or occasional guest space.

Beyond your front door, there's plenty to explore in every direction. You're just a few minutes on foot from Hucks, praised by the Evening Standard for its "tastiest coffee, pastries and sourdough." Nearby favourites also include authentic sushi takeaway Ohba Leaf Kitchen and the cosy Castle gastropub.

A little further on, Orford Road forms the heart of Walthamstow Village, with popular pubs such as The Queen's Arms and The Nag's Head, alongside the award-winning Eat 17 grocery store and brilliant newer addition Bora & Son. You're also close to the unique Ravenswood Industrial Estate, home to the ever-popular God's Own Junkyard, as well as Pillars Brewery and Mother's Ruin.

Despite being at the centre of such a cosmopolitan neighbourhood, you're surrounded by excellent green spaces, including Lloyd Park, Fellowship Square and Hollow Ponds, on the edge of Epping Forest. Younger residents will be happy to find Wingfield Park closer to home.

WHAT ELSE?

- Walthamstow Central is home to Europe's longest street market along Walthamstow High Street, as well as the 17&Central shopping centre and Forest Cinema. Nearby Hoe Street also boasts fantastic amenities, including Soho Theatre Walthamstow.



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 Room
11'4" x 26'9"

Downstairs WC

Kitchen/Diner
14'3" x 21'8"

Bedroom
10'7" x 7'6"

Bathroom
7'3" x 7'1"

Utility Room
7'1" x 5'8"

Bedroom
9'5" x 11'9"

Bedroom
15'1" x 14'7"

Bedroom
13'7" x 19'11"

Dressing Room
9'8" x 8'4"

Ensuite
9'9" x 6'1"

Garden Studio
13'4" x 8'0"

WC

Garden
approx 15'5" x 42'11"



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