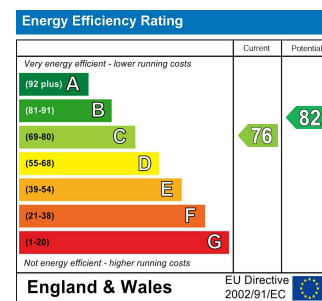




Total Area (Excluding Eaves Storage): 122.2 m² ... 1315 ft²

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.



WELLESLEY ROAD, WALTHAMSTOW

Offers In Excess Of £850,000 Freehold
4 Bed House - Mid Terrace



Features:

- Terraced Family Home
- Four Bedrooms
- Two Bathrooms
- Full Width Ground Floor Extension
- Additional Utility Room
- Beautifully Presented
- Central Walthamstow Location

Set along a peaceful residential street in central Walthamstow, this beautifully finished Edwardian family home combines generous proportions with a thoughtfully extended layout. Spanning three floors, it offers four well-sized bedrooms and two bathrooms, providing comfort and flexibility for modern living. A full-width ground floor extension creates a wonderfully open space for cooking, dining and relaxing, complemented by a utility room and a bright, airy feel throughout. Perfectly placed for the best of local life, it's a home that balances space, style and convenience in equal measure.

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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

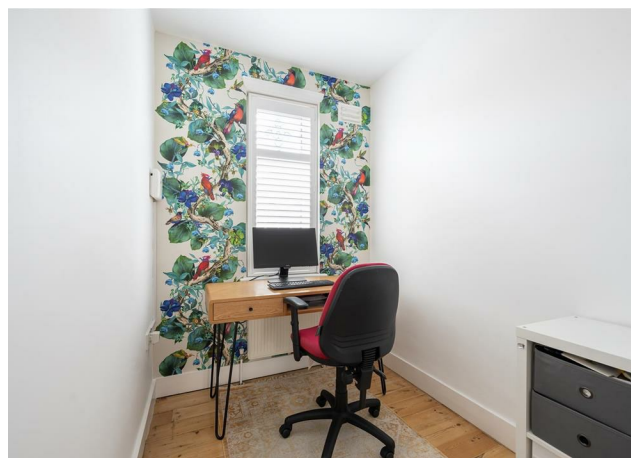
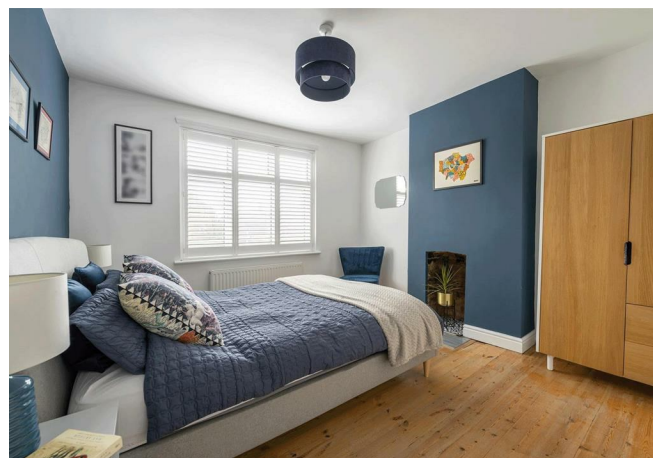
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IF YOU LIVED HERE...

This charming mid-terrace home presents a light-painted façade with white-framed windows, complemented by a bold blue door and matching gate. Its neat frontage sets a welcoming tone, hinting at the well-cared-for interiors within. Inside, the hallway greets you with golden-toned walls and natural wood flooring for a warm first impression. The staircase rises gracefully with white balustrades and neat storage tucked beneath, while a glimpse towards the rear reveals the home's open, flowing layout. The front reception room is beautifully balanced, where rich red walls meet crisp white detailing to striking effect. Original floorboards add warmth, the bay window with shutters draws in generous daylight, and a cast-iron stove within a feature fireplace brings timeless charm. To the rear, the open-plan kitchen and dining area forms the sociable heart of the home. An exposed brick chimney and central island add texture and function, while crisp white finishes keep everything feeling fresh. Bi-folding doors glide open to the garden for easy indoor-outdoor living, extending gatherings onto the terrace and inviting a natural flow through warmer months. A conveniently placed utility/WC sits just beyond, a thoughtful touch for busy daily routines. The south-west facing garden is bathed in sun, offering a bright and uplifting outdoor space. A raised decked terrace steps down to a neat lawn edged by mature trees and planting, with a paved path leading to a tranquil seating area at the far end, perfect for relaxing or entertaining. Upstairs, three restful bedrooms share natural wood floors and abundant light,

offering versatile spaces for sleep, study, or guests. The marble-finished bathroom feels calm and refined, with frosted windows and a full-sized bath. Above it all, the loft suite provides a peaceful retreat with generous built-in wardrobes, useful eaves storage, and a naturally bright ensuite to complete the picture. Set within a vibrant pocket of east London, this location offers the perfect blend of village charm and city energy. Walthamstow Village is within easy reach, where cobbled streets are lined with independent boutiques, cafés and welcoming pubs such as The Castle, alongside the much-loved Berns & the Beans for a relaxed weekend coffee. Green spaces abound, with St James Park and Leyton Jubilee Park both nearby, ideal for a morning run or a leisurely afternoon outdoors. For a taste of London's cultural scene, Soho Theatre is within easy reach, while families benefit from a superb choice of schools, including the outstanding Barclay Primary School just over five minutes away.

WHAT ELSE?

Ideally placed for easy travel, the home is around fifteen minutes from Walthamstow Central Station for fast Victoria line and Overground services into the city, and about ten minutes from Walthamstow Queens Road Station, connecting to the Gospel Oak to Barking line.



A WORD FROM THE OWNER...

"We love sitting in the garden in the shade of the magnificent magnolia tree on warm evenings or crisp quiet mornings. Our kitchen room is a wonderful space for entertaining family and friends. We can pop round the corner for coffee and pastries at Suba, or wine at Gnarly Vines. We're a short walk to the village with its bars and restaurants (and ice cream for the little ones at Eat17). We're spoilt for choice for activities, being so close to the Olympic park, Stratford Sadler's' Wells, Coal Drops Yard and for weekend walks there's Hackney marshes, the Wetlands and Epping Forest. We've been lucky to live in a friendly neighbourhood with a supportive Street WhatsApp group. And we've enjoyed local community events at the end of the road including the Christmas Fair, yoga, kids cooking classes and the pop-up pub."

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Reception
11'9" x 14'3"

Storage

Kitchen/Diner
16'4" x 19'8"

WC/Utility
5'10" x 5'10"

Bedroom
5'9" x 9'0"

Bedroom
11'7" x 11'11"

Bedroom
11'7" x 12'0"

Bathroom
5'3" x 5'11"

Bedroom
12'7" x 18'7"

Storage

Ensuite
4'11" x 5'7"

Garden
33'11" x 16'10"



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