



Total Area: 75.3 m<sup>2</sup> ... 811 ft<sup>2</sup> (excluding loft room)  
All measurements are approximate and for display purposes only.

Reception Room  
13'11" x 10'2"

Reception Room  
13'8" x 11'0"

Kitchen  
12'10" x 7'5"

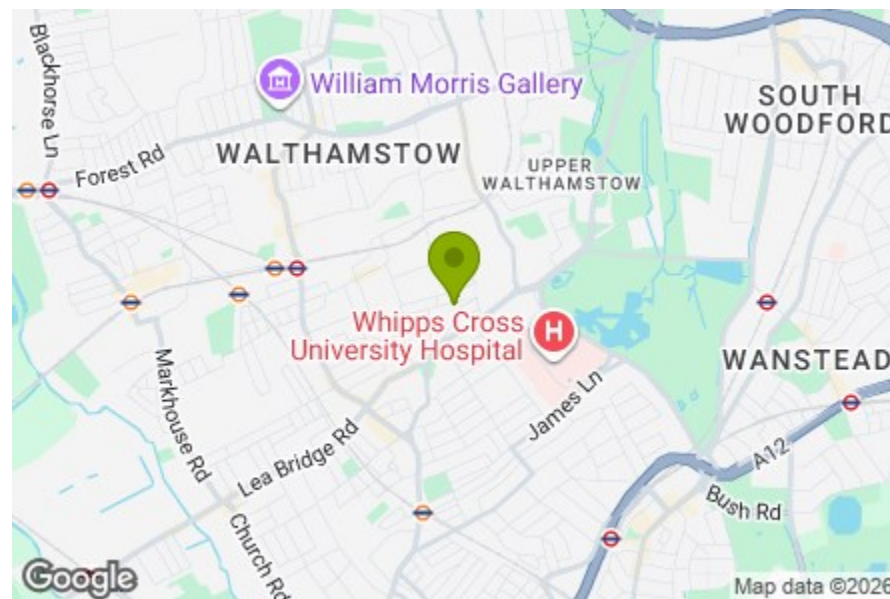
Bathroom  
6'6" x 6'3"

Bedroom  
13'7" x 11'11"

Bedroom  
10'11" x 8'6"

Loft Room  
19'2" x 13'5"

Garden  
34'5"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## BARCLAY ROAD, WALTHAMSTOW

### Offers In Excess Of £750,000 Freehold 2 Bed House - Terraced



#### Features:

- Two Bedrooms
- Victorian Mid Terrace House
- Well Presented
- Private Rear Garden
- Potential to Extend (STPP)
- Chain Free
- Loft Room
- Village Location

This Victorian mid-terrace presents a generously sized home with two bedrooms, a spacious loft room and a private rear garden. Thoughtfully maintained and well presented, it also offers scope for future growth, with potential to extend subject to planning permission, making it an appealing choice for those seeking flexibility. The property is offered chain free, ensuring a straightforward move, and enjoys a highly regarded position close to Walthamstow Village with its vibrant mix of independent shops, cafés and pubs. Altogether, it provides comfortable living today alongside exciting possibilities for tomorrow.

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

STOWBROTHERS.COM  
@STOWBROTHERS



**IF YOU LIVED HERE...**

A classic Victorian façade greets you, where an arched doorway, stained-glass detail and mature greenery combine to create instant appeal and a welcoming first impression. Inside, the hallway draws you in with a sense of openness, the carpeted staircase rising upwards while a handy storage cupboard sits neatly beneath. From here, the second reception flows naturally, its wooden flooring and wide archway leading the eye through towards the garden. At the front, a generous bay-fronted room is bright and elegant, the tall windows and feature fireplace working together to create a graceful centrepiece. Currently arranged as a separate room, the kitchen is well lit and opens directly onto the garden. It provides a fantastic opportunity for modernisation, with scope, subject to planning permission, to extend into the adjoining reception and create a large open-plan area with doors to the outside. Beyond lies the bathroom, with a fitted bath and two windows that welcome natural brightness while offering potential for reconfiguration and contemporary updating. South-facing and measuring approximately 10.5 metres, the garden enjoys mature trees that provide shade and privacy. Fruit trees and established planting lend a leafy backdrop with plenty of room to landscape further or enjoy as a natural retreat. Upstairs, a large double bedroom to the front is filled with daylight from two windows, while the rear bedroom frames views across the garden. Continuing upwards, the staircase arrives at a neatly finished loft room, where twin skylights

flood the interior with sunshine, creating a versatile additional room ready to adapt to a variety of needs. Set in a lively pocket of East London, the home is ideally placed for enjoying both green space and the rich cultural scene of Walthamstow Village, offering a charming blend of history and community spirit, with cobbled lanes, independent spots such as Eat17 and the much-loved Nags Head at its heart. For something more eclectic, the neon wonderland of God's Own Junkyard is close at hand, while Wood Street Indoor Market adds a treasure trove of vintage finds and unique stalls. Hollow Pond, on the edge of Epping Forest, provides open water and woodland walks, while the Soho Theatre brings world-class performances within easy reach.

**WHAT ELSE?**

Wood Street Station is just over 10 minutes away, connecting you swiftly to the city, while an excellent network of bus routes serves the area. These link the neighbourhood to nearby hubs such as Walthamstow Central, Leytonstone, and Stratford, making travel across East London straightforward. Whether heading into town, exploring local parks, or reaching shopping destinations, transport connections here are both reliable and convenient.



**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 ASSISANT BRANCH MANAGER

**REQUEST A VIEWING**  
0203 397 9797

**FOLLOW US ➔ @STOWBROTHERS**  
**STOWBROTHERS.COM**