

EDEN ROAD, WALTHAMSTOW

Offers In Excess Of £1,500,000 Freehold 3 Bed House



Features:

- Three Bedroom House
- Architecturally Designed
- Sought After Walthamstow Village Location
- Custom Built Outbuilding
- Stunning Kitchen/Diner
- Natural Wood Flooring Throughout
- Large First Floor Bathroom
- Master Bedroom With En-Suite
- Rarely Available

A three bedroom, two bathroom, three storey architectural creation in the heart of Walthamstow Village. Light, airy and naturally bright, with a wealth of bespoke designer detail throughout, this is a rare find in our most sought after locale.

Your lengthy rear garden's home to a custom built outbuilding with deck, a skylit studio with classic woodburner, bedroom and bathroom. Ideal for home working or multi generational living.

REQUEST A VIEWING
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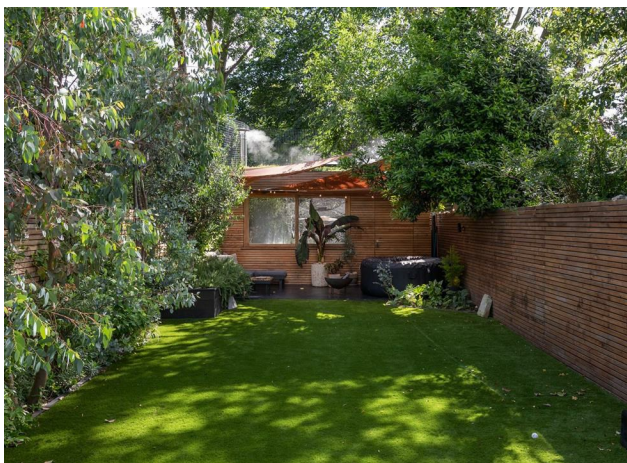
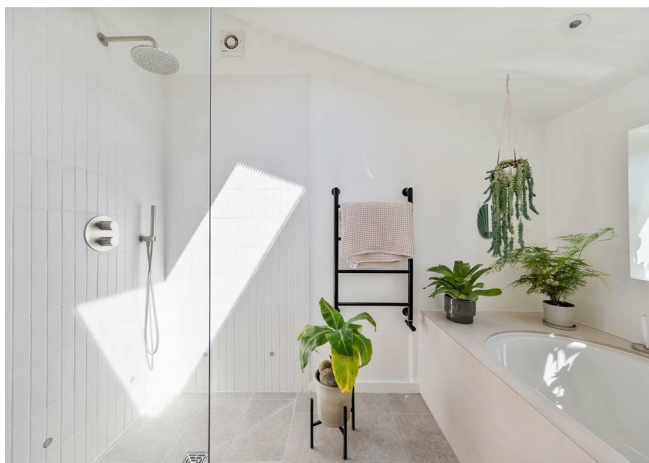
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IF YOU LIVED HERE...

You'll have over 1700 square feet of immaculately conceived living space to stretch out in. Step past that unique dark timber frontage and start exploring. A whitewashed exposed brick wall runs down one flank in your hallway, while your open plan ground floor is accessed by a set of double doors on the left, with soft pale walls emphasising the natural light flowing in from the dual aspect. Broad light blonde hardwood runs underfoot and you have a woodburner nestled in the hearth.

It's all laid open to your still more striking kitchen/diner, dominated in the best possible way by a substantial breakfast bar and chef's island with smashed mosaic worktop. Smooth suites of bespoke cabinetry run down one wall beneath stainless steel counters, all illuminated by pendulum lighting and oversized skylights. Throw back those wall-spanning, floor to ceiling patio doors and bring the outside in, opening everything up to your garden, with patio ascending to a lush, lengthy lawn and of course ending in that versatile studio.

A handy utility room completes the ground floor, while head upstairs past custom timber trim and more exposed brick, for further artful architectural invention. Your innovatively arranged first floor bedrooms, with bespoke integrated furniture and fittings, are both sizeable doubles, while your family bathroom features a freestanding ceramic tub basking beneath a skylight. You also have a dedicated rainfall shower cubicle. Your loft suite is more impressive

still, a 130 square foot skylit principal sleeper, with oversized picture window and a second impressive boutique bathroom, with another freestanding tub perfectly positioned below another skylight.

Outside and you're right in the heart of sought after Walthamstow Village. Peaceful greenery, historic architecture and quiet, part pedestrianised streets that also happen to be home to some of the finest wining and dining establishments for miles around. Right on your doorstep is The Castle, a classic family friendly gastropub complete with a delicious menu, cosy fires and piano. Explore further for the likes of Eat17, The Nag's Head, Orford Road Tapas, Mother's Ruin Gin Palace and many, many more. You're bound to find a new favourite, right on your doorstep.

WHAT ELSE?

- Walthamstow Central station is just half a mile on foot from your new front door, for direct twenty minute runs to Liverpool Street and Oxford Circus, putting both the the City and West End around a half hour away, door to door.
- You're just fifteen minutes' walk away from the green and blue expanse of Epping Forest and Hollow Ponds, anytime you want to lose yourself in nature.
- Parents will be pleased to find seven 'Outstanding' primary/secondary schools, all less than twenty minutes' walk away.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

JOSEPH EARNSHAW
E17 BRANCH MANAGER

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Reception Room
21'4" x 12'10"

WC

Utility Room

Kitchen/Dining Room
26'0" x 14'6"

Bedroom
16'6" x 8'7"

Bedroom
10'4" x 8'3"

Bathroom
8'10" x 7'8"

Bedroom
12'1" x 11'4"

Ensuite
12'4" x 6'7"

Garden
62'4"

Studio
14'0" x 10'6"

Bedroom
7'9" x 4'11"

Shower Room



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