

HAVANT ROAD, WALTHAMSTOW
Guide Price £1,100,000 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.

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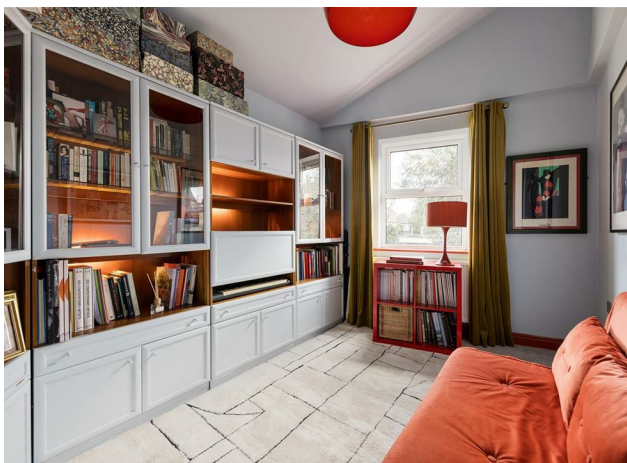
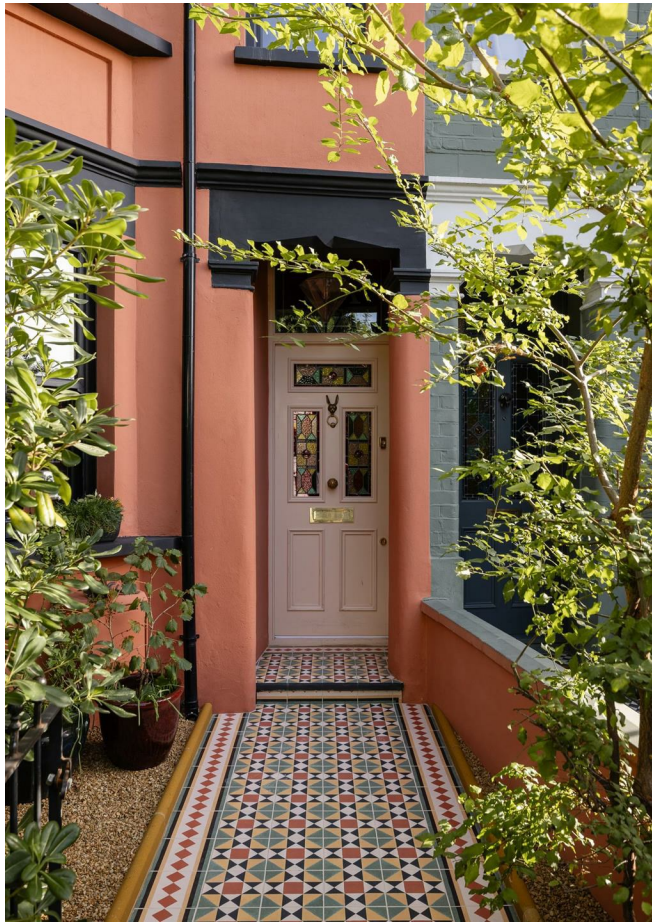
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IF YOU LIVED HERE...

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.....

"I'm an interior designer and my husband is a music producer. It was important to us to design a home that had vibrancy and warmth. To achieve this we chose a number of rich and sumptuous materials, alongside a dynamic use of zoning. We wanted to keep the open plan feel whilst still having cosier spaces, the arches work perfectly to achieve this. The peak a boo hole through to the kitchen gives a sense of depth whilst still allowing for separation. The house is often hired for filming and photoshoots and has been featured in a number of fashion, homeware and lifestyle brand campaigns, a few of these include Net a Porter, Grazia, The Outnet, Fenwick, Waitrose, Purdy & Figg, Mella 1809, Adidas, Samsung, OKA, Houseof., Molton Brown, Amazon, Uber Eats, Moth cocktails, Sipsmith, Balvenie Whiskey.... The wooden floors on the ground floor are Acacia (there is underfloor heating throughout the whole of the downstairs). The wooden panelling is Sapele, the wooden counter is Iroko and to offset this the beautiful marble worktop and island are green Guatemalan marble. We love colour and tried to bring a variety of shades into the house, we used mainly Little Greene, Farrow & Ball and Benjamin Moore and the wall paper in the master ensuite and kids bedroom is House of Hackney.

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Reception Room
10'1" x 11'1"

Reception Room
10'7" x 10'5"

WC

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

Bedroom
14'4" x 12'2"

Bathroom
8'3" x 9'0"

Laundry Room
4'10" x 5'10"

Bedroom
8'4" x 11'7"

Bedroom
10'9" x 16'7"

Ensuite
4'11" x 7'7"

Bedroom
8'5" x 9'0"

Garden
13'9" x 29'6"



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