

## EXETER ROAD, WALTHAMSTOW

### Offers In Excess Of £935,000 Freehold 3 Bed House - Mid Terrace



#### Features:

- Three Bedrooms
- Victorian Terraced House
- Arranged Over Three Floors
- Immaculately Presented
- South West Facing Garden
- Quiet Residential Location
- Original Features Throughout
- Close to Walthamstow Central Station

This beautifully presented three-bedroom Victorian terraced house is arranged across three floors, offering a thoughtful balance of space and period detail throughout. Immaculately finished, the home retains a wealth of original features that add depth and distinction to each room. A south west facing garden enhances the overall appeal, bringing a strong sense of light and orientation to the living spaces. Set on a quiet residential street, the property enjoys a peaceful setting while remaining within easy reach of Walthamstow Central Station, making it a compelling option for those seeking both architectural detail and connectivity.

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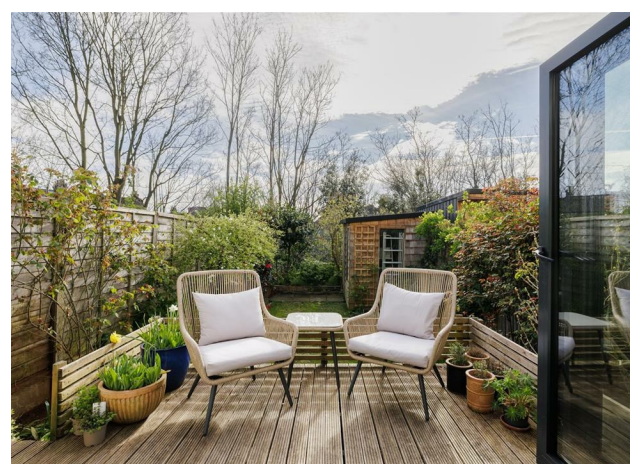
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IF YOU LIVED HERE...

An attractive period façade with decorative detailing and a characterful arched porch creates a strong first impression, with a beautifully preserved entrance that offers a glimpse of the detail within.

Coloured light filters through the stained-glass front door and side window, creating an immediate sense of arrival. A pleasing sense of width gives the hallway an easy openness, with wood flooring underfoot adding warmth and texture. From here, the reception room unfolds with elegant period detail, where intricate corning and a striking fireplace create a refined centrepiece. A bay window draws in soft light, enhancing the proportions, while bespoke cabinetry is set neatly into the alcoves. A conveniently placed WC is accessed from the hallway.

To the rear, the house opens into a generous kitchen, dining and living space where skylights above and bifold doors create a seamless connection to the outdoors. A central island anchors the room, with rich wood flooring running throughout, tying each area together. The living area sits comfortably alongside, lending itself to both relaxed evenings and sociable gatherings, with the garden extending the living space beyond. A decked terrace offers an immediate spot for seating, perfectly positioned to enjoy the south-west facing aspect, leading onto a lawn bordered by established planting, with a garden room tucked neatly at the far end.

Upstairs, two bedrooms are arranged around a central landing, each benefitting from

bay windows, with one also featuring built-in wardrobes. A bathroom is finished with a thoughtful balance of materials, where vertically laid tiling and warm accents bring depth. The top floor is given over to a generous bedroom, where skylights enhance the sense of space and an adjoining ensuite completes a calm and well-considered retreat.

Life here places you within easy reach of some of Walthamstow's most characterful spots, from the independent feel of the Village to larger cultural destinations nearby. Walthamstow Village is known for its cobbled streets and mix of independent boutiques and long-established favourites, including Berns & the Beans for thoughtfully made coffee and brunch, and The Nag's Head, a well-loved pub known for its generous beer garden and easy, sociable atmosphere. God's Own Junkyard is instantly recognisable for its vast display of neon artwork, with food trucks and a café bar set amongst the installations, forming a visually distinctive setting. Soho Theatre Walthamstow adds a cultural anchor with a programme of comedy and live performance, while Barclay Primary School, rated Outstanding, is around 11 minutes away on foot.

WHAT ELSE?

Walthamstow Central Station is a 7-minute walk, providing access to the Victoria line for fast, direct journeys into central London. Walthamstow Queens Road Station is just 2 minutes on foot, offering convenient Overground connections across the city.



A WORD FROM THE OWNER...

"We have absolutely loved living on Exeter Road for the last 5 years; watching our family grow in this lovely neighbourhood and within the Walthamstow community. Exeter Road has been a wonderful home to us, and a centre point for our friends and their families too. We loved the open plan kitchen that allowed us to entertain whilst also having one eye on the kids, and the private south facing garden has been a sanctuary from the madness of London at the end of each day. The loft was a great addition in 2021 - allowing a separate space to work, work out, and host people overnight. The location was a huge bonus for us - you are within walking distance of the shops of the Village, and the pubs and restaurants in St James street, as well as multiple OFSTED 'outstanding' primary schools. Despite living 5 minutes from the tube and two overground lines, the house has always felt like an escape - with no overlooking houses, you shut the front door and it's just you and your home. We will miss great neighbours (who bring food over during the holidays!), and being at the centre of all Walthamstow and London has to offer. We've been incredibly happy here and hope to pass on a great house to some lovely people."

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**Reception Room**

10'11" x 13'10"

**WC**

**Kitchen/Diner/ Reception Room**

16'7" x 23'0"

**Bathroom**

7'0" x 8'1"

**Bedroom**

9'8" x 13'10"

**Bedroom**

11'0" x 13'10"

**Bedroom**

12'4" x 18'9"

**Eaves Storage**

**Ensuite**

5'11" x 7'1"

**Garden**

approx 17'3" x 32'1"

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