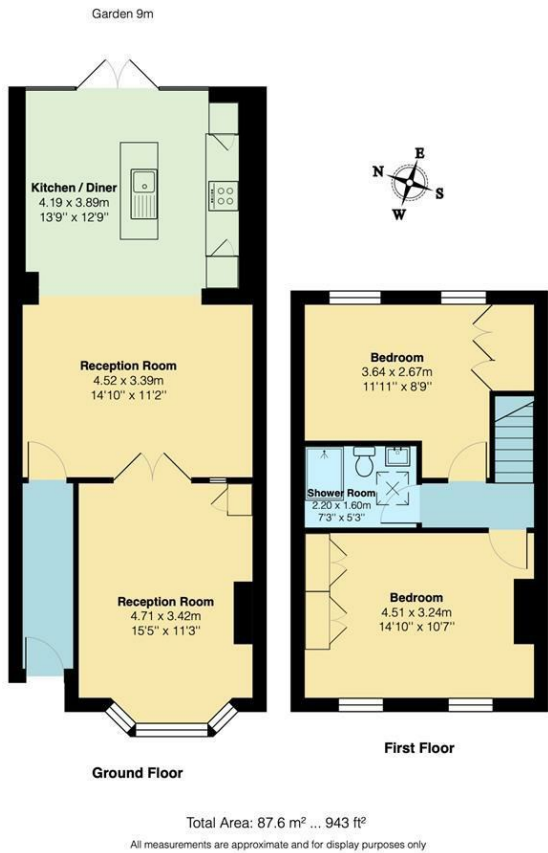




Reception Room
15'5" x 11'2"

Reception Room
14'9" x 11'1"

Kitchen/Diner
13'8" x 12'9"

Bedroom
14'9" x 10'7"

Bedroom
11'11" x 8'9"

Shower Room
7'2" x 5'2"

Garden
29'6"



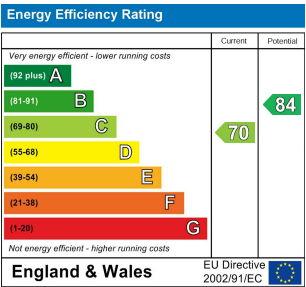
CHATHAM ROAD, WALTHAMSTOW
Offers In Excess Of £800,000 Freehold
2 Bed House - Mid Terrace



Features:

- Terraced Victorian House
- Two Bedrooms
- Extended Kitchen Diner
- Beautifully Presented
- Secluded Rear Garden
- Close to Blackhorse Road Station
- Walking Distance to Lloyd Park

A beautifully presented two bedroom Victorian home with a secluded rear garden, thoughtfully extended to create a spacious kitchen diner. Set on a quiet residential street within easy reach of Blackhorse Road Station and Lloyd Park, this is a well-connected part of Walthamstow with independent cafés, breweries and wide open green spaces all close by.



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IF YOU LIVED HERE...

Stepping inside, the bay fronted reception room is filled with natural light and offers an inviting first impression, with tasteful décor and a feature fireplace creating a warm focal point. Double doors open through to a second reception room, making it easy to arrange separate spaces for relaxing and entertaining while keeping a lovely sense of flow throughout the ground floor.

Beyond, the extended kitchen diner is the heart of the home. Contemporary wood cabinetry, generous worktop space and a central island create a practical setting for everyday life, while large glazed doors frame the garden and draw in plenty of daylight. There is ample room for a dining table, making this an easy space for everything from quiet weekday meals to gatherings with friends. Outside, the secluded rear garden provides a peaceful spot to enjoy warmer months.

Upstairs, two well-proportioned bedrooms are arranged either side of the landing. The larger bedroom sits at the front of the

house, while the second bedroom overlooks the rear. Between them, the shower room is finished in a clean, contemporary style with a walk-in shower, creating a calm and practical space to begin and end the day.

WHAT ELSE?

- Blackhorse Road Station is within walking distance, offering Victoria line and Overground services for fast connections into central London and across the city.

- Lloyd Park is a short stroll away, with the William Morris Gallery, open green spaces, tennis courts and the popular Saturday farmers' market all close at hand.

- The neighbourhood is packed with local favourites including Mother's Ruin, Pillars Brewery, Hucks and the ever-popular God's Own Junkyard, giving you plenty of choice for coffee, dinner and evenings out.



WORD FROM THE OWNER...

"We've loved calling this home our own. It's a bright and peaceful space with high ceilings and lovely features that give it so much character. The layout works really well with plenty of space to both relax and entertain. The kitchen is a favourite spot for us, and it opens out to the garden, which gets sun for most of the day – perfect for relaxing, dining outside or doing a bit of gardening!

The location has been a huge part of what we love here. We're just a short walk from Blackhorse Road station so getting into central London is quick and easy. The Walthamstow Wetlands are practically on our doorstep and we spend a lot of time in both St James Park and Lloyd Park. The Blackhorse Beer Mile, the high street and some brilliant coffee shops are all close by, and on Saturdays we head to the fantastic food market – it really is a special community to be part of.

We're really going to miss living here, and we hope the next owners love it as much as we have."

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