

Total Area (Excluding Eaves Storage): 136.2 m² ... 1466 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Reception
10'9" x 13'0"

Kitchen/Diner
13'9" x 33'11"

Pantry

Bedroom
13'9" x 13'0"

Bedroom
8'8" x 10'10"

Utility
5'4" x 5'10"

Bathroom
8'6" x 8'11"

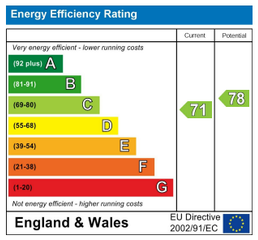
Bedroom
10'7" x 19'0"

Ensuite
4'5" x 7'8"

Bedroom
8'8" x 13'4"

Eaves Storage

Garden
approx. 33'1" x 13'5"



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

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SOMERSET ROAD, WALTHAMSTOW

Offers In Excess Of £1,100,000 Freehold
4 Bed House - Mid Terrace

Features:

- Four Bedrooms
- Victorian Mid Terrace House
- Arranged Over Three Floors
- Beautifully Presented
- Extended Kitchen Dining Area
- Private Rear Garden
- Close to Walthamstow Village
- Next to Walthamstow Central Station
- In the Catchment for Ofsted Outstanding - Walthamstow School for Girls

An exceptional, immaculately presented, four bedroom Victorian terrace, with an enormous extended kitchen diner and a beautiful loft conversion. Your private, landscaped patio garden is the perfect family space for al fresco entertaining.

Walthamstow Central station is a 10 minute walk, there you'll find direct trains to Liverpool Street and King's Cross- both journeys taking you through to the heart of London in just 25 or minutes door to door.

REQUEST A VIEWING
0203 397 9797

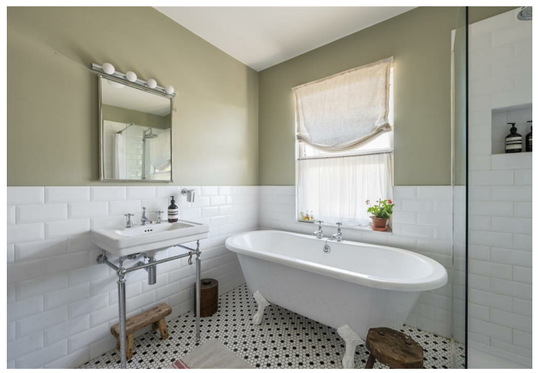














IF YOU LIVED HERE...

Your first reception room is cosy and filled with natural light, pouring in through the bistro shuttered bay window and glistens over the ornate original fireplace. There's a durable, high end Farrow & Ball paint job in here, as throughout. Dual alcove shelving and bespoke storage cupboards provide space for family belongings. Next door you'll find your huge, 430 square foot, open plan Devol Shaker kitchen, lounge and dining room. In here you have a generous pantry, custom made shelving and a bright skylight overhead. The wooden floors are Victorian and original, they give way to rustic floor tiles which provides a subtle separation between your lounge and the kitchen diner.

The elegant blue cabinets, glossy marbled countertops and brass fixtures and fittings are the main highlights in your kitchen, while your dining area is framed by the wall to wall sliding doors that lead outside. There's plenty of space for a barbecue and furniture in your delightful garden - a mix of patio, decking and low maintenance planter borders. Heading back inside to your first floor, you'll find your principal bedroom with an original pewter fireplace and another bistro shuttered bay window. Your second bedroom is currently in use as an office and sits next to a convenient utility room with a Belfast sink.

Your luxurious family bathroom has mosaic flooring, glossy brickwork tiling and calming sage paintwork. Independent of the stroll in rainfall shower, is your freestanding double ended tub. The last floor of your sumptuous home is the gorgeous loft conversion. The first vast bedroom offers 200 square feet of floor space as well as a bright skylight and two built in storage areas. There's a wonderful en suite shower room with another sunny skylight overhead and, finally, you have your second spacious double bedroom.

You can spend a whole day exploring Walthamstow Village and the wonderful restaurants and gastropubs along Orford Road. The younger members of your family may like to start off at Zip Zap in Orford House, a creative drama and music centre for under fives, or take the family over the road for a delicious hearty meal in the walled beer garden of the Queens Arms. A little further into the Village, just off Shernhall Street, you'll find a cluster of microbreweries and taprooms as well as the neon paradise of God's Own Junkyard.

WHAT ELSE?

- A ten minute walk takes you to Walthamstow Leisure Centre, where you'll find squash courts, a state of the art gym and a range of fitness classes for all ages.
- At Blondies Brewery on Church Road, you'll be able to sample some tasty craft beers in their taproom or listen to the latest up and coming bands at one of their live music events.
- Parents will be delighted to know that there are twenty seven primary and secondary schools within a mile of your home, which have been rated as 'Outstanding' or 'Good' by Ofsted.



A WORD FROM THE OWNER...

The house has been a beautiful haven for us for the past 11 years, first as a married couple and, now, as parents of two children - we've had many happy times here. We've also invested a lot of time, money and effort in improving the house from landscaping the garden to renovating the kitchen and main bathroom and decorating the house using designs and materials we hope might last a lifetime.

The street is full of lovely, warm and welcoming people of all ages that we've loved getting to know and now count as good friends.

On top of that it's a short walk to a good park, top rated schools and walking distance to all that Walthamstow has to offer including Soho Theatre, good pubs, fantastic greengrocers and all that the village has to offer.

We've loved being part of the local community, but also using the house as a base - within 30 minutes or less, you could be in Soho, Liverpool Street, Oxford Circus, Hampstead Heath or Epping Forest.

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