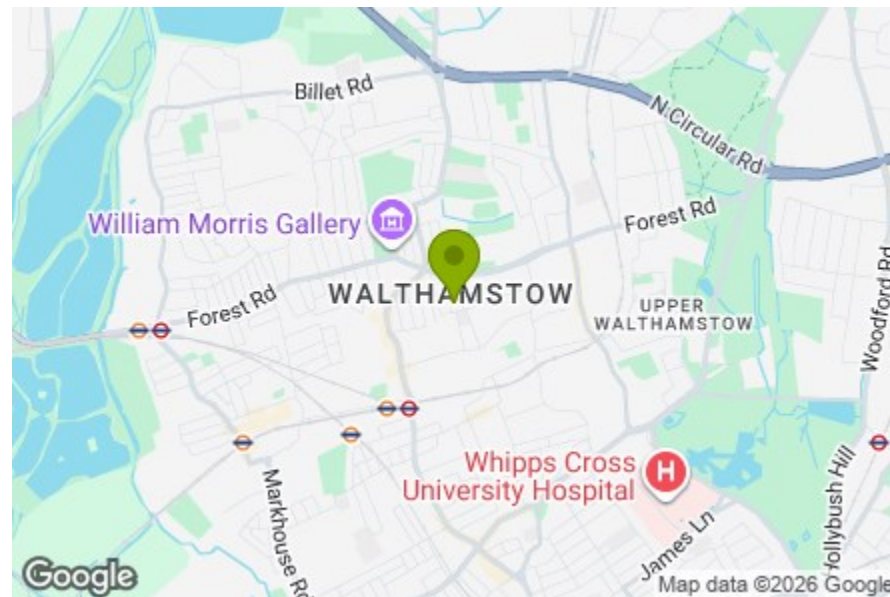




- Reception 14'1" x 13'4"
- Reception 11'11" x 11'3"
- Kitchen / Diner 17'0" x 10'2"
- Bedroom 16'9" x 13'10"
- Bedroom 12'0" x 11'1"
- Bedroom 10'8" x 10'2"
- Bedroom 21'2" x 12'0"
- Bedroom 8'7" x 8'5"
- Bathroom 8'11" x 7'1"
- Shower Room 6'7" x 5'7"
- WC
- Garden 31'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FALMER ROAD, WALTHAMSTOW

Offers In Excess Of £1,200,000 Freehold 5 Bed House



Features:

- Five Bedrooms
- Victorian Terrace House
- Arranged Over Three Floors
- Beautifully Presented Throughout
- Kitchen Diner
- Secluded Rear Garden
- Loft Designed by Roar Architects
- Potential to Extend Further
- Close to Walthamstow Central Station
- Walking Distance to Lloyd Park

Occupying a sought-after spot in one of E17's most well-connected neighbourhoods, this impressive five-bedroom home is just a short stroll from Walthamstow Central, Walthamstow Village and Lloyd Park. While everything you need is within easy reach, Falmer Road itself retains a peaceful residential feel, offering the best of both worlds.

Spanning more than 1,700 square feet, the property has been thoughtfully renovated to combine contemporary comfort with its original period character. The spacious layout includes two reception rooms, a beautifully designed kitchen-diner, a convenient ground floor WC, and two stylish bathrooms across the upper floors. Every detail has been carefully considered, resulting in a home that feels both timeless and effortlessly practical.

REQUEST A VIEWING
0203 397 9797

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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IF YOU LIVED HERE...

Behind the timeless frontage and characterful yellow door lies a beautifully finished home where original charm and contemporary design sit effortlessly together. The spacious front reception room is impeccably finished, featuring a calming neutral palette, bespoke carpentry, stripped wooden floors, shutters and column radiators. The rear reception is equally inviting, with a charming fireplace alcove and direct access to the garden. Beyond the conveniently placed ground floor WC, you'll find the impressive kitchen-diner, undoubtedly the heart of the home. This exceptional space is fitted with stylish contrasting units, timber worktops, a butler sink and integrated appliances, while thoughtful finishing touches, including brass fittings, add warmth and character. To the rear, the beautifully maintained garden provides a peaceful retreat, complete with a generous lawn, mature planting and an enviable seating area beneath a pergola, creating a wonderful sense of privacy. Upstairs, the first floor offers three immaculately finished bedrooms, two of which benefit from built-in storage. The elegant family bathroom is complete with both a freestanding bath and a separate shower. The converted loft adds two further beautifully designed rooms, along with an artfully designed shower room, providing flexible options for growing families or guests. Beyond, you'll find an abundance of nearby green spaces, from Fellowship Square right at the bottom of your road, to Lloyd Park, Hollow Ponds and Walthamstow

Wetlands, When it comes to eateries, there are heaps of established favourites in the areas around Hoe Street and Orford Road in Walthamstow Village: Tonkotsu, Yard Sale Pizza, Sodo and Shri Lakshmi in the former, and Peeld, Proud May Pizza, Orford's Fish & Chips and Ruff's Bistro in the latter, but new arrivals to the scene ensure a steady buzz and feeling of energy. Walthamstow Central tube is mere minutes away, meaning you can hop on the Victoria line or Weaver Overground and be in the West End or City in less than 45 mins door to door.

WHAT ELSE?
 - Soho Theatre Walthamstow, the 1,000-seat performance venue, is now open just minutes from your front door. This vibrant space hosts an exciting mix of theatre, comedy, music, and live events, bringing top-quality entertainment right to your neighbourhood. You can also enjoy some excellent entertainment at the wonderfully eclectic Trades Hall, a favoured spot for renowned comedians to perform warm-up sets. Ye Olde Rose & Crown also puts on some excellent shows, including annual pantos. Both venues are about few mins on foot.
 - East of Eden of just a hop away, offering yoga and pilates in peaceful surroundings, while the Waltham Forest Feel Good Centre is a short walk in the other direction, where you'll find a gym with a 400m running track and 25m fitness pool with separate diving pit and teaching pool.
 - Parents will be pleased to know you an abundance of great schools and pre-schools nearby.



WORD FROM THE OWNER...

"We didn't realise when we bought this house, just how perfect this little corner of Walthamstow would turn out to be. It has been a wonderful place to raise our family. Over the years we've slowly renovated from top to bottom — picking out top quality fittings and designing the home for modern family life, right up to the beautifully vaulted loft conversion, designed by award-winning ROAR architects. The property is one of the larger homes in Walthamstow, with five bedrooms and a garden we've thoughtfully landscaped with a pergola, decking, and an astro-turf area that's seen its fair share of kids' football matches. Coming home here has always brought a real sense of calm. We look forward to it being part of a similar story for the next family, for its next chapter."

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