



Reception Room  
14'9" x 13'1"

Reception Room  
11'8" x 14'9"

Kitchen  
8'1" x 8'10"

Conservatory  
8'3" x 8'10"

Hallway  
5'5" x 10'10"

Bathroom  
6'9" x 7'7"

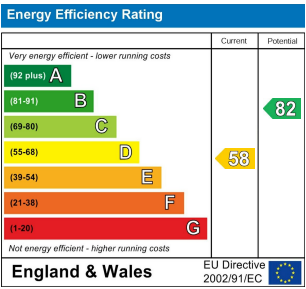
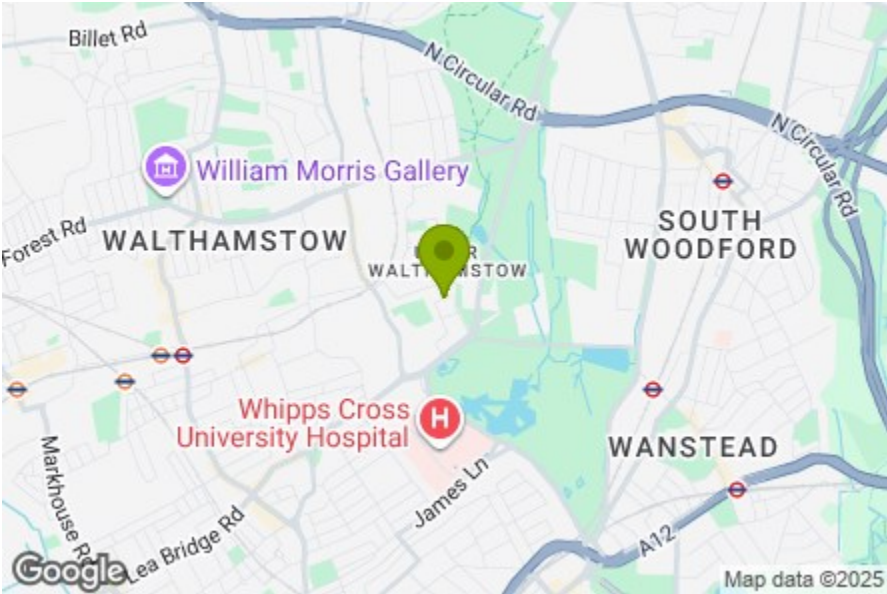
Bedroom  
10'7" x 11'5"

Bedroom  
11'3" x 16'7"

Bedroom  
6'0" x 11'2"

Garage  
9'10" x 16'5"

Garden  
59'0" x 21'7"



## THE RISINGS, WALTHAMSTOW

Offers In Excess Of £825,000 Freehold  
3 Bed House - Semi-Detached



### Features:

- Three Bedroom Semi-Detached
- 1930s Style
- No Chain
- In Need of Modernisation
- Two Receptions
- Close to Wood street Station
- Borders of Epping Forest
- Offers Real Potential
- Detached Garage to Rear

This 1930s semi-detached home presents an exciting opportunity for those looking to create something special. Arranged over two floors, it offers three bedrooms, two reception rooms and comes to market with no onward chain. In need of modernisation, the property provides a blank canvas with scope to transform and add value. To the rear, a single garage with driveway provides secure parking and practical access, complementing the home's generous plot. Positioned close to Wood Street Station and set near the borders of Epping Forest, it combines excellent connections with access to wide open green spaces. Offering genuine potential, this is a chance to reimagine a classic home to suit modern lifestyles.

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#### IF YOU LIVED HERE...

With its characterful frontage, tall bay windows set against red brick and painted render give the home instant kerb appeal. A raised entrance framed by a pitched porch completes the approach, while a modest front garden introduces greenery and privacy.

Inside, the hallway opens with wood flooring and leads directly into the two reception rooms. At the front, a broad bay window fills the main reception with natural light, complemented by well-balanced proportions that offer a versatile setting. To the rear, another spacious reception is enhanced by an arched stained-glass feature and the option to be reconfigured to flow into the conservatory and kitchen, creating a superb open-plan living area. The galley kitchen looks out to the garden and provides a solid framework for redesign, with access outside and potential to open further into the adjoining rooms. From the conservatory, doors lead directly onto the terrace.

The south-east facing garden extends to an impressive size, framed by established trees and shrubs. With its depth and orientation, it is well placed to become a natural extension of the home, particularly if wide glazed doors were introduced. The brick-built garage sits to the rear, offering useful storage as well as parking.

Upstairs, the landing is brightened by another stained-glass window. Three bedrooms are arranged here, two sizeable doubles filled with daylight from wide bay windows

and a smaller third room with charming decorative glazing, ideal as a bedroom or study. Completing the layout, the bathroom features tiled walls, a fitted bath and twin windows, offering ample scope for updating.

The neighbourhood offers a rich blend of community spirit, open green spaces and well-loved local landmarks. Wood Street Indoor Market brings energy and variety with its mix of independent stalls and vintage finds, making it a lively place to explore. The historic lanes of Walthamstow Village provide a welcoming setting, where popular spots such as Eat17 and The Castle offer plenty of choice for dining or relaxed evenings with friends. Toby Carvery is also close at hand, ideal for enjoying traditional meals together. For outdoor escapes, Bulrush Pond at Leyton Flats, part of Epping Forest, provides calm waters and a refreshing contrast to city life. Families are equally well served, with a strong choice of schools nearby, including the outstanding Woodside Primary School, just a ten-minute walk from the doorstep.

#### WHAT ELSE?

Transport connections are straightforward and convenient, with Wood Street Station around ten minutes away, offering quick links into central London and beyond. The area is also well served by a wide choice of bus routes, providing easy access to neighbouring districts and local amenities.



#### A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all."

WILLIAM JACKSON  
E17 ASSISTANT MANAGER

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