

MARTEN ROAD, WALTHAMSTOW

Offers In Excess Of £950,000 Freehold

4 Bed House - Mid Terrace



Features:

- Chain Free Four Bedroom Freehold House
- Stunningly Refurbished
- Large Open Plan Kitchen Diner
- Separate Reception Room
- Downstairs WC
- Private Garden with Garden Room
- Situated Next to Lloyd Park

This impeccably designed four-bedroom home is situated in an excellent spot just moments from Lloyd Park, one of Walthamstow's top landmarks. Head a little further and you'll find Hoe Street, lined with buzzy independent eateries and stores, leading towards Walthamstow Central with its excellent transport links.

The home itself is packed with highlights, including a secluded rear garden with studio, a spacious open-plan kitchen/diner and separate reception, a ground floor WC and first floor bathroom, plus a fully converted loft with ensuite, not to mention the period detail and spotless finish. It's also offered chain-free.

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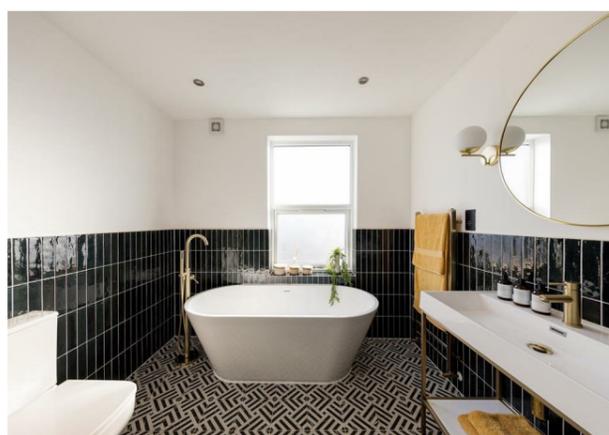
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IF YOU LIVED HERE...

Behind that timeless frontage, you'll find a generously sized home that carefully balances practicality and style.

Your smart hallway immediately sets the tone, with its parquet flooring, column radiator and sublime beading. The front reception is equally immaculate, featuring a focal fireplace and a charming ceiling rose.

Prepare to be impressed as you step into the expansive kitchen/diner/living room, a light-filled space showcasing smart units, sleek worktops and a central island that anchors the room beautifully. There's plenty of space for dining and lounging, while the ground floor WC will be a big convenience.

In the warmer months, open the generous bi-fold doors and enjoy your garden, complete with a patio, lawn and a fully powered room/studio at the rear, which could make an excellent office or gym.

On your first floor, there are two immaculate bedrooms, and a stunning and spacious family bathroom with a separate walk-in shower and a freestanding tub. In the loft you'll find a pristine master bedroom with ample storage, a Juliet balcony and an elegant ensuite, plus an additional double bedroom at the rear.

As for the location, you'll love having Lloyd Park so close by, where you can make the

most of the William Morris Gallery, as well as the park's landscaped gardens, playground, tennis courts, outdoor gym, skatepark and two cafes, including one within the gallery that's currently operated by Deeneys.

You're also just a few minutes' walk from Soho Theatre Walthamstow, which has a brilliantly packed programme of events.

Slightly further on, you've got Europe's longest street market along the High Street, as well as the Forest Cinema and the convenient mix of shops and eateries within 17&Central.

And if you need to travel beyond E17, it couldn't be easier; Walthamstow Central station is around a mile away offering access to the Victoria line and Weaver Overground.

WHAT ELSE?

- In addition to Soho Theatre Walthamstow, you can enjoy entertainment at the wonderfully eclectic Trades Hall, a favourite spot for renowned comedians performing warm-up sets. Ye Olde Rose & Crown also hosts excellent shows, including its annual pantomimes.

-East of Eden is just a hop away, offering yoga and pilates in peaceful surroundings, while the Waltham Forest Feel Good Centre is even nearer, and has a gym, a 400m running track, 25m fitness pool with separate diving pit and teaching pool.



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 BRANCH MANAGER

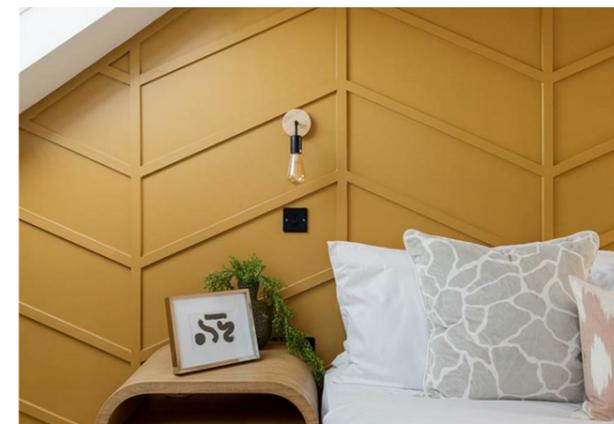
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Reception Room
12'5" x 10'7"

Kitchen/ Diner
27'10" x 12'5"

WC

Bedroom
13'11" x 10'1"

Bedroom
11'11" x 8'5"

Bathroom
9'3" x 8'7"

Bedroom
10'2" x 8'2"

Bedroom
19'0" x 9'6"

Ensuite

Garden
32'9"

Garden Room
11'5" x 6'7"



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