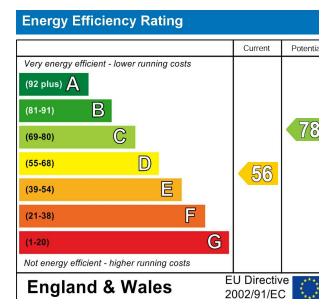
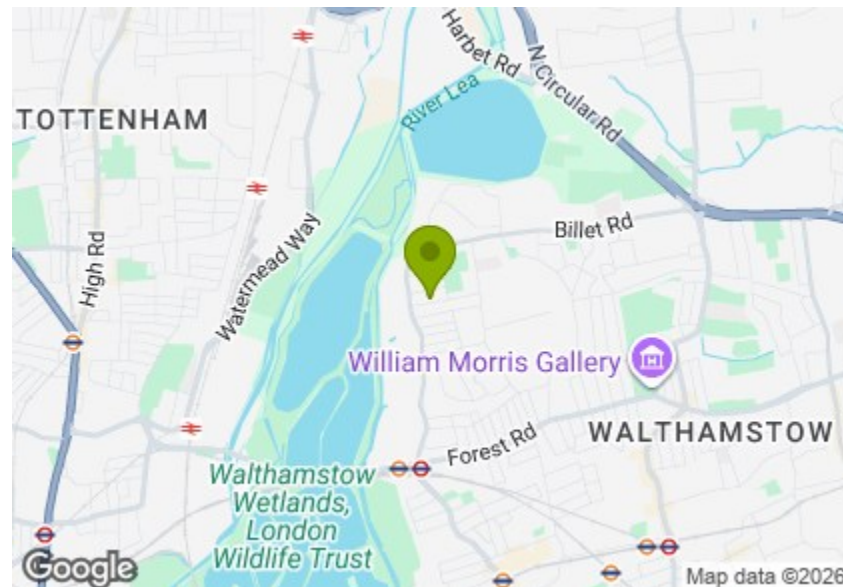




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



## GLOUCESTER ROAD, WALTHAMSTOW

### Offers In Excess Of £775,000 Freehold

### 2 Bed House



#### Features:

- Two Bedrooms
- Victorian Terraced House
- Potential to Extend (STPP)
- Workshop in Rear Garden
- Chain Free
- Walking Distance to Walthamstow Wetlands you right in the heart of one of Walthamstow's most sought-after neighbourhoods.
- Close to Blackhorse Road Station

Set on a quiet residential street between Blackhorse Road and Walthamstow Wetlands, this chain free two bedroom Victorian terrace offers generous living space, a substantial rear workshop and exciting potential to extend further, subject to the usual permissions. With excellent transport links, open green spaces and a growing collection of independent cafés and restaurants nearby, this is a home that places

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IF YOU LIVED HERE...

Beyond the traditional brick façade, a bright entrance hall leads into a beautifully proportioned through lounge, where original timber floorboards run underfoot and large windows draw in plenty of natural light from both ends of the room. Decorative period detailing and feature fireplaces add character, while the generous footprint offers ample room for both relaxing and entertaining. To the rear, the kitchen is thoughtfully arranged with extensive timber cabinetry, open shelving and worktop space, leading directly through to a conservatory that provides an additional reception area overlooking the garden.

Upstairs you'll find two well-proportioned bedrooms, both finished in a calm, neutral palette and complemented by original floorboards. The principal bedroom is particularly spacious, with twin windows and a feature fireplace creating an elegant focal point. The family bathroom is sizeable and full of character, complete with a bath and traditional-style fittings. Above, a loft room provides valuable additional flexible space, ideal for hobbies, storage or working from home. Outside, the rear garden offers plenty of room to make your own, while the large workshop

at the far end presents exciting possibilities for creative projects, storage or future adaptation. Unusually, the workshop can also be accessed independently via a passageway from Worcester Road, making it especially practical for those needing regular access for bikes, equipment or workshop use. With further scope to extend the property, subject to planning permission, there is plenty of opportunity to shape the house around your future needs.

WHAT ELSE?

Blackhorse Road Station is within easy reach, offering both Victoria line and Overground services for swift connections across London. Walthamstow Wetlands is a short walk away, with miles of waterside paths, nature trails and some of the capital's most remarkable open scenery. The ever-popular Blackhorse Beer Mile is nearby, alongside favourites such as Signature Brew, Exale Brewing and a growing collection of independent cafés, bakeries and restaurants.



A WORD FROM 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**  
10'10" x 24'9"

**Kitchen**  
8'1" x 9'10"

**Conservatory**  
8'1" x 8'7"

**Bedroom**  
14'7" x 11'0"

**Bedroom**  
9'0" x 11'0"



**Bathroom**  
8'1" x 9'10"

**Loft Room**  
10'9" x 10'4"

**Eaves Storage**

**Eaves Storage**

**Workshop**  
20'9" x 20'2"

**Garden**  
15'7" x 31'6"



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