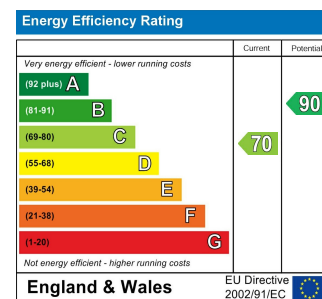
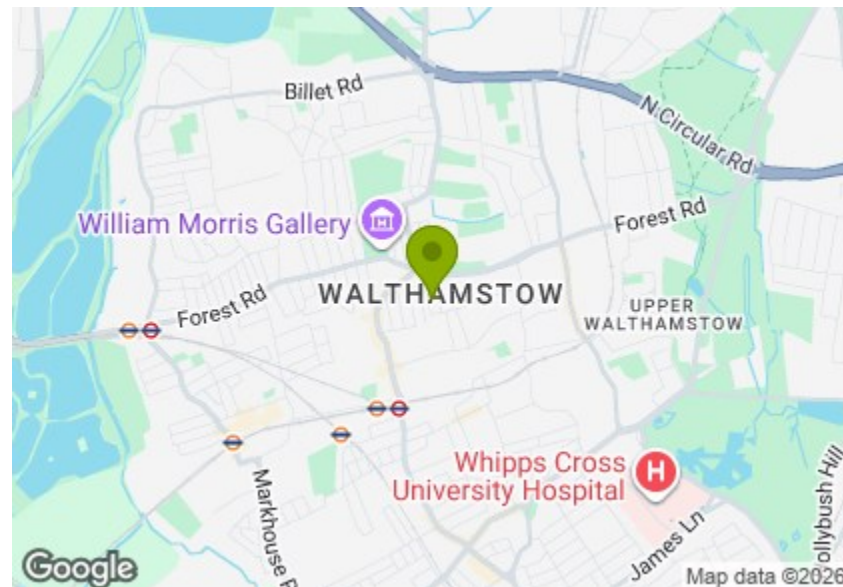




Total Area: 93.8 m<sup>2</sup> ... 1010 ft<sup>2</sup>

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.



## HOWARD ROAD, WALTHAMSTOW

### Offers In Excess Of £1,050,000 Freehold 3 Bed House



#### Features:

- Three Bedroom House
- Beautifully Presented
- Kitchen/Diner
- Original Features
- Rarely Available
- Sought After Turning
- Close Proximity To Walthamstow Central

An immaculately presented, three bedroom family home, located on a sought after turning in the heart of Walthamstow. Full of original period features, beautifully appointed and exuding elegance, with an added dash of contemporary style.

You can be in King's Cross or Liverpool Street in just thirty minutes door to door, via the rapid Victoria line and Overground services from nearby Walthamstow Central. For an enviably effortless commute.

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IF YOU LIVED HERE...

Your inviting, bright, 180 square foot reception room is a splendid starting point, featuring its original moulding, picture rail and cornicing. A wood burning stove takes centre stage and the whole room is bathed in natural light from the bistro shuttered bay window. From here, blonde timber flooring flows down your hallway, past the handy cloakroom WC, and blends into lovingly restored, artfully stained floorboards in your expansive, dual aspect combination kitchen and dining room.

No expense has been spared in the clever redesign of this space. A central chef's hob below an industrial, stainless steel extractor hood makes for a fine focal point, surrounded by smooth white cabinetry, smoky marbled worktops and brass fixtures and fittings. Your dining area sits next to another luminous bay window with views over your garden. From here, you'll step out onto warm, timber decking and your lush, South West facing garden, home to a handy brick built bunker and bespoke, dedicated firewood storage.

Upstairs, and your principal bedroom has more of that graceful period charm, with an ornate mantelpiece, another large bistro shuttered bay window and an appealing, floor to ceiling, cream and sage green colour scheme. Powder grey painted floorboards continue through to the second and third bedrooms, a

double and single respectively, with the double also being home to an elaborate, vintage mantel and hearth. Finally on this floor you'll find an attractive, classic family bathroom featuring smoky blue wall panels, mosaic white flooring and another handsome bay window.

Just a short stroll to the end of your road brings you to your new local, The Bell. This family and dog friendly gastropub has a great beer garden and is the place to go for a hearty Sunday roast. Alternatively, you can head down to Walthamstow Village and work your way along Orford Road sampling Spanish tapas, artisanal bakery treats and sipping refreshing local ales from any of the fantastic, independent pubs and eateries along our famous original high street.

WHAT ELSE?

- You'll be delighted to learn that, within a mile of your new home, there are no fewer than twenty nine primary and secondary schools that have been rated 'Outstanding' or 'Good' by Ofsted.
- If you're looking to get out into nature you have the cultivated greenery of Lloyd Park lies within seven minutes' walk, or the expanse of Epping Forest is only eight minutes away by bike.
- Visit the multi-million pound leisure complex, Waltham Forest Feel Good Centre, for a huge array of sporting activities or a pamper session in the relaxing spa area.



A WORD FROM THE OWNER...

"This is has been our home for nearly 10 years. We went from a couple to a family of four here, the walls and spaces expanding with our head count. We turned a galley kitchen into an open plan kitchen-diner. The heart of the home, it allows us to cook but also help with homework. To chat to guests whilst burning the dinner. We took down an old conservatory and put in a deck so the garden becomes a second room in the summer. Be it yoga, eating or playing. The garden has grown around us too. Two seating areas and two sheds. One for camping gear and tools. One for a growing collection of bikes and scooters. A trampoline for the kids creates gives us pleasure too - a place for experimental shade-loving plants. We face east - the perfect garden for playing with sun loving perennials on the left and shade on the right. The lawn is a place for games, picnics and paddling pools. In winter we've enjoyed films and fires in the lounge. And recently messing around on the piano. Each of the bedrooms are second play rooms for the girls. We chose the location because turning left out the gate; you have the village. Through the churchyard you find all the pubs, shops, cafes, restaurants, play groups, the breweries and our doctors. Turning right you are at the park and Forest road for escaping to Epping Forest and Essex. For coffee and breakfasts there's Bullah, Wynwood and Yellow bird. For roasts The Bell and The Dog and Duck. We roll down the hill to The Feel Good Centre. Swimming after dropping the kids at school or a pump class on the weekend. The girls have also learned to swim there and spent many a rainy day on the amazing soft play, trampoline climbing extravaganza."

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**Reception**  
11'3" x 16'2"

**Bedroom**  
11'5" x 16'9"

**WC**

**Bedroom**  
10'2" x 12'9"

**Kitchen/Diner**  
16'10" x 16'0"

**Bedroom**  
6'8" x 11'8"

**Storage**

**Garden**  
49'10" x 18'2"

**Bathroom**  
5'6" x 9'7"



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