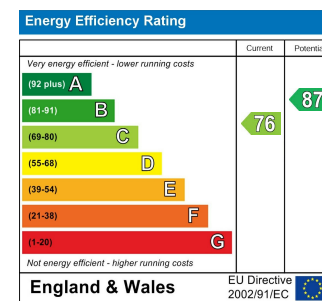




Total Area (Excluding Eaves Storage): 118.6 m² ... 1277 ft²

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.



MARTEN ROAD, WALTHAMSTOW

Offers In Excess Of £885,000 Freehold
4 Bed House - Terraced



Features:

- Four Bedroom House
- Victorian Terrace
- Loft Converted
- Refurbished Throughout
- Ground floor Extension
- Lloyd Park Location
- Chain Free

An impeccable four bedroom Victorian terraced home in our coveted Lloyd Park area. Lovingly refurbished and expertly developed to the highest standard across all three floors, this is a generously proportioned family home as liveable as it is stylish.

A two minute stroll takes you to our beloved green haven of Lloyd Park. These were once the gardens of Water House, the former home of William Morris which now serves as a much loved gallery and cafe. Take the kids to the playground, feed the ducks, try out your backhand on the tennis courts or just enjoy a wander – it's all on your doorstep.

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

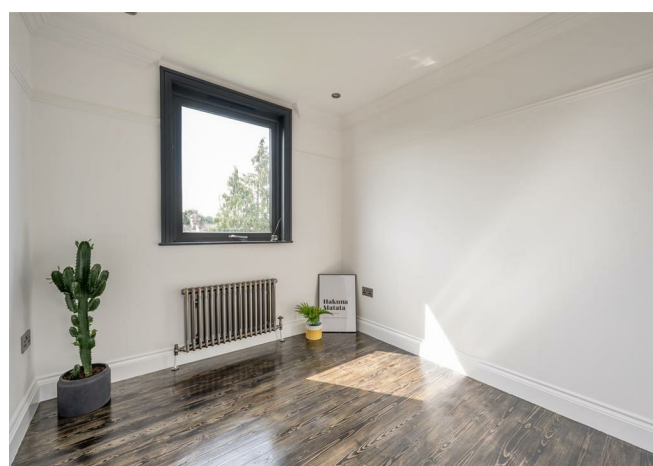
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

Your hallway is a fine introduction, with warm exposed brick and your front reception on the right, complete with bay window to the front and 140 square foot of space. Next along is your spectacularly open plan kitchen and reception space, 345 square foot in all. Your kitchen has a wealth of sleek black units, a double stove and integrated Samsung fridge. A breakfast bar provides a pleasing divide to the dining area. A handy WC is tucked away to one corner. Your neat garden is through bifold doors, with patio space giving way to an immaculate length of lush lawn.

Up on the first floor you'll find the first two bedrooms and your family bathroom. Your bathroom has an abundance of natural light, a roll top claw foot bath and separate walk in shower. Your first bedroom sits to the rear, with a garden view and 100 square foot of space. To the front is your second bedroom of 150 square foot, with twin windows, and stripped floorboards underfoot.

At the top of the stairs to the second floor, you'll find bedroom three; seventy five square foot and ideal as a study or nursery. Your glorious loft bedroom completes the sleeping arrangements

in style, with 200 square foot of naturally bright space, with plenty of storage and double skylights facing a floor to ceiling window. A beautifully fully tiled en suite wetroom sits to one side, with its own skylight and outsize rainfall shower.

You're around a twenty minute walk or ten minute cycle from Walthamstow Central, where you can hop on the superfast Victoria Line or the Overground and be in central London or the City in as little as fifteen minutes. If you're driving you'll find the North Circular is helpfully close at hand. A quarter of an hour's stroll takes you into the heart of wonderful Walthamstow Village, the beautiful old town of E17 replete with wonderful places to eat and drink.

WHAT ELSE?

- Five schools nearby are rated 'Outstanding', including Walthamstow School for Girls and The Woodside Primary Academy.
- Your new local is The Dog & Duck, with glorious gardens and fresh sourdough pizza along with a superb range of craft beers.
- You're just four minutes' walk from Waltham Forest Feel Good Centre for gym, swimming, fitness classes, sauna, trampoline park and lots more.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

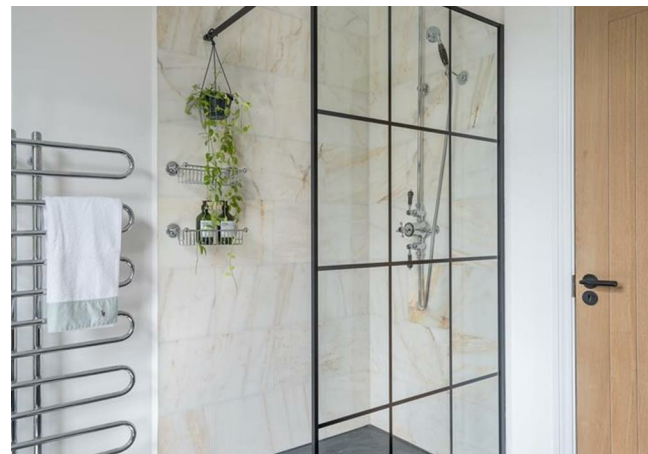
REQUEST A VIEWING
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



Reception
10'8" x 12'5"

Bedroom
8'7" x 11'2"

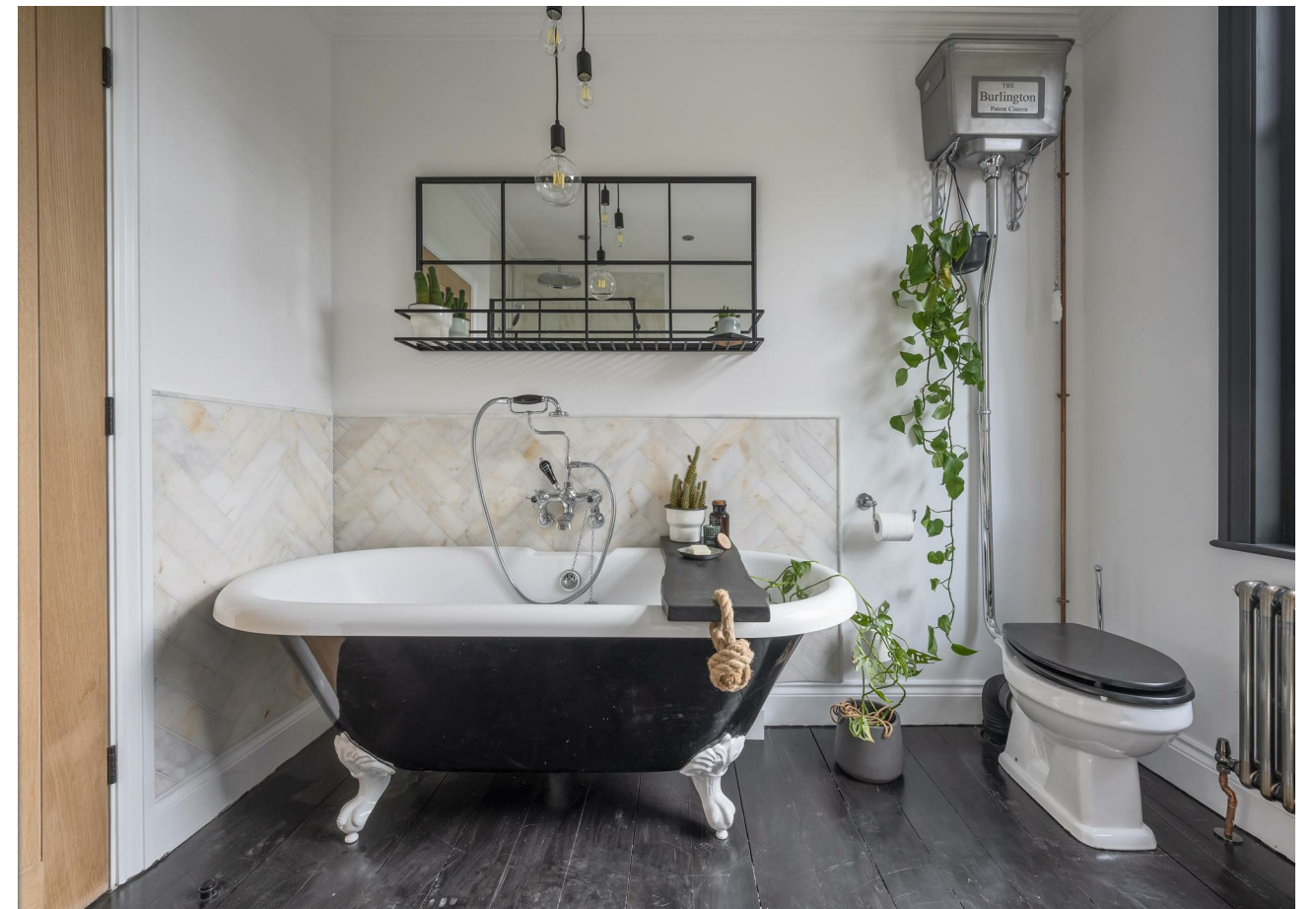
Kitchen
11'5" x 11'3"

Bathroom
8'7" x 9'0"

Reception
12'11" x 17'8"

Garden
approx. 24'7" x 14'9"

Bedroom
14'0" x 10'9"



REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM