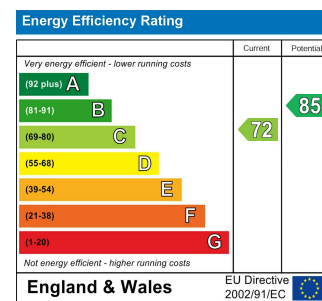


Chelmsford Road, E17

Garden - Approx. 8m x 4.7m



Total Area: 119.9 m<sup>2</sup> ... 1290 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



## CHELMSFORD ROAD, WALTHAMSTOW

### Offers In Excess Of £900,000 Freehold 4 Bed House - Terraced



#### Features:

- Four Bedroom House
- Victorian Terrace
- Arranged Over Three Floors
- Easy Access To Walthamstow Central
- Beautifully Presented
- Spacious Kitchen/Diner
- Large First Floor Bathroom
- En-suite To Master Bedroom

A perfectly positioned, impeccably presented four bedroom family terrace brimming with designer charm. Arranged over three floors and more than 1200 square feet, all sat right in the heart of our beloved borough, this is a rare find.

Among the many highlights within easy reach of your new home is our famous Walthamstow High Street, home to the longest Street Market in Europe. If you can't buy it here you probably don't really need it.

**E11 & E7**  
hello11@stowbrothers.com  
0203 397 2222

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**Land & New Homes**  
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IF YOU LIVED HERE...

You'll be luxuriating amongst a wealth of designer detail from top to bottom and front to back. But let's begin at the beginning. Step inside and beautifully finished original timber floorboards run underfoot, with your stairs rising ahead and your glorious through lounge immediately on your left. Totalling 250 square feet, finished in white with twin vintage hearths, it's a superb space.

But the best is yet to come. Laid open to the through lounge is your impeccable kitchen/diner. Skylit and with an entire rear wall of bi-folding patio doors, the whole space is awash with natural light. An exposed brick wall sits opposite a stately suite of charcoal grey fitted cabinets, with brass fittings, letterbox backsplash and solid white worktops. A handsome kitchen island sits in between, while tower radiators complete the aesthetic.

Open up that rear wall of patio doors to bring the outside in – an immaculate timber deck descending to a length of Trulawn running between raised timber beds. It all ends in a BBQ-perfect patio set against a bespoke timber backdrop. Upstairs and all four double bedrooms are finished to the same high end, colourful designer standards, and your skylit, second floor principal sleeper features a sleek en suite shower room. Finally your first floor metro-tiled family bathroom features both a freestanding clawfoot tub and walk in rainfall shower

cubicle.

Outside and our sought after neighbourhood of Walthamstow Village is just over a half mile on foot. Here you can explore a splendid array of wining and dining spots, from the classic gastropub fare at The Queens Arms and The Castle, to the small plates at Orford Road Tapas, the classic cocktails at Eat17, fine dining at The Kitchen and the artisanal hedonism of Mother's Ruin Gin Palace. Whatever your mood you're sure to find a new favourite.

WHAT ELSE?

- Walthamstow Central Station is ten minutes on foot for direct, twenty minute runs to Liverpool Street or Oxford Circus, putting both the City and West End just a half hour away door to door.
- The open, wooded greenery of Thomas Gamuel Park, home to playgrounds and picnic tables, is just a moment's walk around the corner. Perfect for morning jogs and evening strolls.
- Parents will be pleased to find seven 'Outstanding' primary/secondary schools nearby, all less than twenty minutes walk from your new home.



A WORD FROM THE OWNER...

"We have loved living here on Chelmsford Road. The location is great for making the most of what Walthamstow has to offer. A 10 minute walk to the village, St James street or down toward Leyton has made it really flexible. The kitchen and garden on a sunny day is such a lovely place to be with friends and family. With bifolds open and the canopy up, you could be in a different country. The kitchen and dining area are perfect for entertaining. The family bathroom is a great size, making bath time easy with the kids and having the choice of roll-top bath or separate shower, is a real luxury."

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**Reception Room**  
10'7" x 24'9"

**Bedroom**  
12'1" x 12'11"

**Kitchen / Diner**  
13'8" x 17'1"

**Ensuite**  
8'6" x 3'6"

**Bedroom**  
13'11" x 10'10"

**Bedroom**  
7'6" x 8'8"

**Bedroom**  
8'8" x 11'0"

**Garden**  
approx. 26'2" x 15'5"

**Bathroom**  
7'11" x 9'10"



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