

GARNER ROAD, WALTHAMSTOW

Offers In Excess Of £750,000 Freehold

5 Bed House



Features:

- Five Bedroom House
- Arranged Over Three Floors
- Two Bathrooms
- Just Under 1600 sq. ft
- Private Garden

A smart and contemporary five bedroom family home, arranged over three storeys with a large rear courtyard backing onto nothing but open green space. You also have a substantial garden studio space, and Wood Street just a short stroll away.

Your new home backs onto LRT Sports ground and Kitchener Park, for extra peace, quiet and privacy, as well as open green space just moments away.

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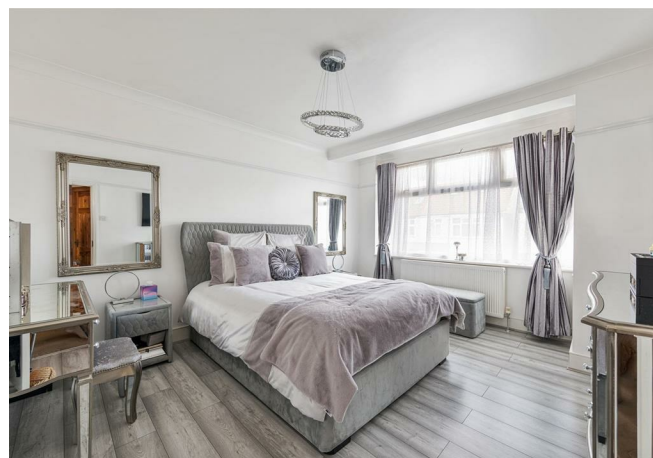
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IF YOU LIVED HERE...

You'll have a shade under 1600 square feet of living space to stretch out in, spread over three storeys and not even including that sizeable garden studio. Let's start with the first of your twin receptions. Your front lounge comes in at 180 square feet, full of light from that box bay window, and with blonde engineered hardwood running underfoot. Bright and stylish, it's the perfect first stop for friends and family.

But the best is yet to come – your artfully extended, open plan hosting space starts next door, with another huge, 250 square foot lounge. Constellations of recessed spotlights shine overhead and more glossy blonde flooring runs underfoot, giving way black marbled floor tiles as you step into the kitchen/diner. Here there's yet more space, another 180 square feet, featuring a handsome suite of pine cabinets, quartz effect black worksurfaces and a striking stainless steel chef's oven.

Sliding patio doors open it all up to your lengthy courtyard, over thirty foot long, zero maintenance and splendidly secluded with nothing but parkland to the rear and mature trees on the horizon. And of course there's that wonderfully flexible, 200 square foot studio. Naturally bright, double glazed and powered, this is a space ideal for turning to all manner of uses, from guest

accommodation to a home gym or the perfect home working spot.

Back inside, and upstairs your 160 square foot principal sleeper is immaculately dressed in smoky greys, bedroom two to the rear is similarly sized styled., with a wealth of floor to ceiling fitted storage. Bedroom three's a generous single, ideal for a child, while the first of your two bathrooms features a sumptuous corner bath. Upstairs again, and your foremost loft bedroom sits under a trio of skylights, your final sleeper overlooks the garden to the rear and bathroom two is fully tiled from top to toe.

WHAT ELSE?

- Take the seven minute stroll to Crooked Billet roundabout for a wide choice of bus routes to ferry you all over East London. Walthamstow Central is around a seven minute ride away, for direct twenty minute connections to Liverpool Street and Oxford Circus.
- You've a great choice of independent cafes within easy reach, but the really rather marvellous Ruttle & Rowe is sure to become a favourite part of your day. Less than ten minutes down the road, Grace and Mat will do you proud with a range of artisanal brews.
- Parents will be pleased to find no fewer than twenty four 'Outstanding' or 'Good' primary/secondary schools all less than a mile away on foot.



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

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Reception Room
13'10" x 13'2"

Bathroom
7'8" x 6'2"

Reception Room
19'5" x 13'11"

Bedroom
17'9" x 9'9"

Kitchen
18'1" x 9'10"

Bedroom
10'6" x 9'10"

Bedroom
9'4" x 6'11"

Bathroom

Bedroom
13'10" x 11'10"

Outbuilding
18'8" x 11'11"

Bedroom
11'5" x 11'0"

Garden
45'11"



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