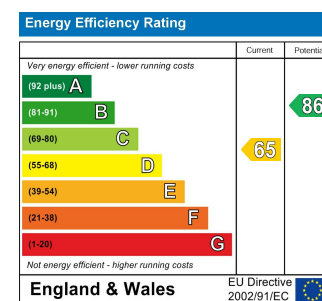




Total Area: 120.4 m² ... 1296 ft² (excluding outbuilding, shed, roof terrace, eaves storage)
All measurements are approximate and for display purposes only.



GLOUCESTER ROAD, WALTHAMSTOW

Offers In Excess Of £850,000 Freehold

4 Bed House - Terraced



Features:

- Four Bedroom House
- Victorian Terrace
- Arranged Over Three Floors
- Large Kitchen/Diner
- Roof Terrace
- Outbuilding
- Beautifully Finished
- South Facing Rear Garden
- Working Fire in Lounge
- Close Proximity To Blackhorse Road

A superbly stately and elegant four bedroom family home, artfully developed over three storeys, plus rear garden and separate studio. Smartly finished and brimming with vintage style throughout, you're mere moments from Walthamstow Wetlands.

Totalling 500 acres, the Green Flag award-winning Walthamstow Wetlands is London's largest nature reserve. Packed with things to see and just five minutes on foot from your new front door. Break up your stroll with a hearty brunch in the beautifully restored Engine House Cafe.

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hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

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0203 369 1818

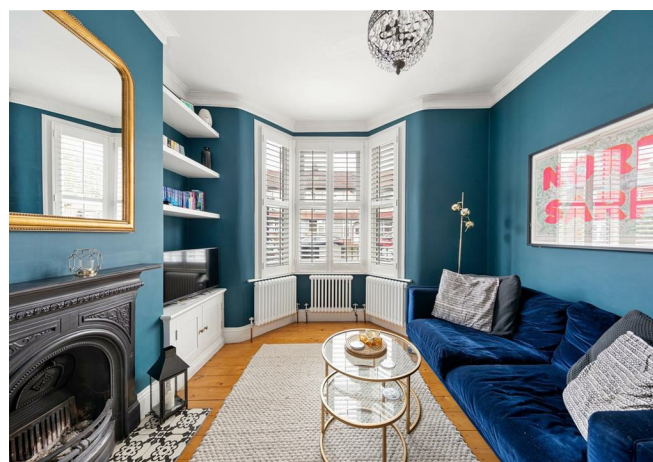
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IF YOU LIVED HERE...

You'll be luxuriating in a spacious, spotless suite of rooms finished to a camera-ready standard from top to bottom. Your front lounge is a fine introduction - 130 square feet and finished in elegant ocean blue with timber floorboards underfoot, a vintage fireplace in the hearth and classic bistro shutters on the bay window. It's a charming spot, but the real star of your new home is next door.

Expertly arranged and artfully open-plan, your kitchen and gloriously skylit dining room stretch away for thirty two feet to the wall-spanning bifold doors and vaulted Transom windows at the rear. It's all brilliantly bright, naturally, and your kitchen area is sleek and pristine in white cabinets, timber worktops and smart metro tiled splashback. Step down into your dining area and the blonde hardwood flows underfoot beneath oversized skylights and past a striking exposed brick wall, giving way seamlessly to that covetable garden.

Out here you have a timber deck, a superb al fresco dining extension, giving way to a lush length of lawn ending in a charming garden studio. The highlights continue upstairs, where your 140 square foot lead bedroom spans the frontage with twin shuttered windows, vintage timber floorboards, a wall of integrated floor to ceiling storage and a powder grey colour scheme. To the rear bedroom

two, a characterful, colourful double, gives onto a lovely roof terrace overlooking your garden.

The family bathroom completes the first floor, splendidly spacious with tub and an oversized rainfall shower cubicle in one corner. Handsome letterbox tiling completes the aesthetic. Upstairs again, and there's a spellbinding skylit sleeper to the front, with striking statement wallpaper above the bed. Your fourth bedroom sits to the rear, another double currently in use as a study. Finally, your skylit second bathroom sits impeccably sleek in white and onyx trim.

WHAT ELSE?

- The Blackhorse Beer Mile starts just around the corner, a much loved collection of independent craft breweries, taprooms and beer gardens. Blackhorse Road station waits further down, fifteen minutes on foot for direct fifteen minute runs to Kings Cross via the Victoria line.
- Schools around here are superb, you have three 'Outstanding' and thirteen 'Good' primary/secondaries nearby, all less than a mile away on foot.
- Your new local is Big Penny Social, a highlight of the Blackhorse Beer Mile and an impressively vast, family friendly mix of craft brewery and community hub.



A WORD FROM THE OWNER...

"We have lived here for almost nine years and have seen the area transform to a family friendly, fun environment with amazing access to the beer mile and beautiful Walthamstow wetlands at the end of the road. We have lovely dog walks across the Tottenham marshes and a very handy dog park at Highams Park. The street had parties for the Jubilee and it really has a fantastic sense of community. We can't leave our house without bumping into a friendly face. We've significantly remodelled the house and have made it into a family home in which we've shared many fantastic times and will be truly sad to leave this home."

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Reception

12'0" x 11'0"

Kitchen

11'8" x 11'4"

Dining Room

20'1" x 11'3"

Bedroom 1

14'5" x 10'2"

Bedroom 2

10'11" x 9'0"

Bathroom

9'8" x 8'10"

Roof Terrace

10'4" x 4'9"

Bedroom 3

12'8" x 11'0"

Bedroom 4

9'8" x 8'5"

Outbuilding

9'2" x 9'1"

Shed

9'1" x 4'2"

Garden

36'1"



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