

WAVERLEY ROAD, WALTHAMSTOW

Offers In Excess Of £750,000 Freehold

3 Bed House



Features:

- Three Bedrooms
- Victorian End Terrace House
- Immaculately Presented
- First Floor Bathroom
- Spacious Private Rear Garden
- Chain Free
- Potential to Extend (STPP)
- Close to Wood Street Station

A lovingly developed, expertly extended three bedroom Victorian terrace, immaculately appointed throughout yet with a wealth of potential still remaining. Epping Forest, Walthamstow Village and Wood Street overground are all within easy walking distance.

Sat on a peaceful residential turning just off Wood Street, you have the best of all worlds here, with transport, greenery and nightlife all on your doorstep.

REQUEST A VIEWING
0203 397 9797

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

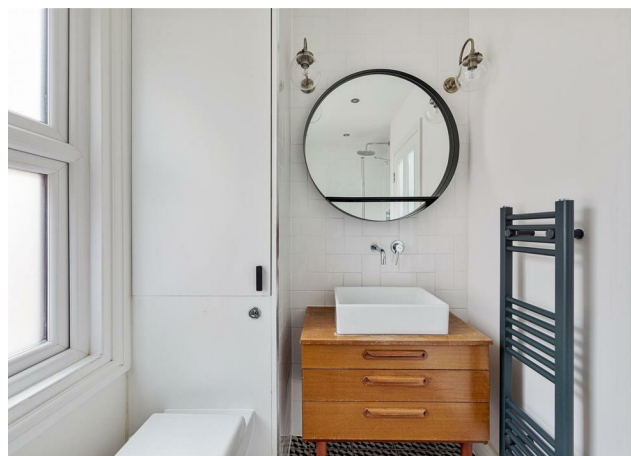
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
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IF YOU LIVED HERE...

There isn't a single square foot of this flawless family home that doesn't delight. Immaculately restored original timber floorboards flow underfoot in the hallway, leading you on into the covetable twenty four foot deep through lounge. A working vintage hearth takes pride of place in here, while the pristine white paintjob makes the most of the naturally bright dual aspect.

The kitchen/diner completes your ground floor with another splendid sociable space, dual aspect once again between a bay window in the side return and bi-folding patio doors to the rear. Large format smoky grey tiling flows underfoot and sleek white cabinetry and timber counters run down one flank against a striking aquamarine splashback. It all ends in a secondary, dual aspect seating area overlooking the garden, a large, neat secluded mix of established bushes, trees, patio, lawn.

Upstairs now, and you are greeted by a skylight at the top of the stairs, bathing the hallway in light. Your principal bedroom sits to the front, 150 square feet, bay windowed and bright with soft mint pastel walls and generous banks of floor to ceiling integrated wardrobes. Next door you have another double sleeper in white, while the rear most is artfully finished in satin blue. Finally, your family bathroom features a rainfall shower over the tub, heated towel rail and vessel

sink.

Outside and, as noted, you're just five minutes walk to Wood Street overground and its direct twenty minute runs to Liverpool Street. Alternatively ride just one stop for Walthamstow Central and the Victoria line. Wood Street itself features a fine array of cafes, but take the ten minute stroll to Walthamstow Village and you'll be able to explore some of the finest wining and dining establishments for miles around, from the cocktail cool of Eat17 to the artisanal hedonism of Mother's Ruin.

WHAT ELSE?

- Parents will be pleased to find four 'Outstanding' primary/secondary schools within a one mile radius. A further fourteen are rated 'Good', and just as close.
- As substantial as this property already is, you have scope to extend still further by following in your neighbours' footsteps with a loft conversion (subject to the usual permissions), adding your own whole new storey.
- You can be exploring the wild wide open green and blue space of Epping Forest and Hollow Ponds just fifteen minutes after stepping out your front door. You'll forget you're in London.



A WORD FROM THE OWNER...

"From the time we bought the property in 2016, the area has continued to grow and thrive into a bustling community filled with independent shops and cafes. We've loved having a wealth of things to do on the doorstep; parks nearby, the Wetlands and Epping Forest, great public events, and Walthamstow Village just a short walk away. The street has a great community feel, and we enjoyed getting to know our neighbours who look out for each other. We loved entertaining in our house, the garden is perfect for it in the summer, and we have equally enjoyed quiet weekends spent at home with the fire burning in the winter. The light in the house is great, with bright morning light in the kitchen and the sun setting through the trees on the front in the evenings."

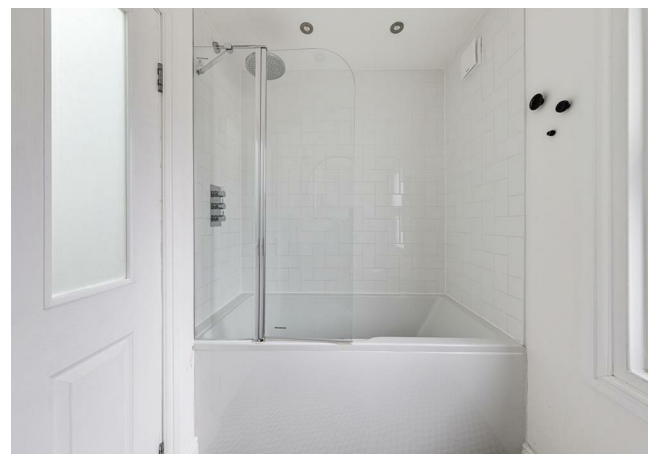
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Reception
24'5" x 10'5"

Bathroom
8'3" x 5'3"

Kitchen/Diner
18'7" x 10'6"

Bedroom 3
9'9" x 8'6"

Bedroom 1
13'11" x 12'11"

Garden
32'9"

Bedroom 2
11'1" x 8'2"



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