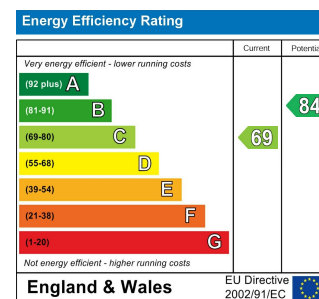




Total Area: 128.6 m² ... 1384 ft²

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.



CHESTNUT AVENUE NORTH, WALTHAMSTOW Offers In Excess Of £875,000 Freehold 4 Bed House - Terraced



Features:

- Victorian Terrace
- Four Bedrooms Over Three Floors
- Stunningly Presented
- Permission Granted For Side Return
- Close To Wood Street Station
- Cul-De-Sac Location
- Landscaped Rear Garden

A beautifully appointed, four bedroom family home, artfully extended over three storeys and brimming with luxurious, cover-ready designer features and vintage style throughout. You're sat on a quiet cul de sac, moments from Epping Forest.

Our thriving neighbourhood of Wood Street is moments away, with Wood Street overground and its direct twenty minute runs to Liverpool Street just five minutes' walk, for a door-to-door City commute of less than half an hour.

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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

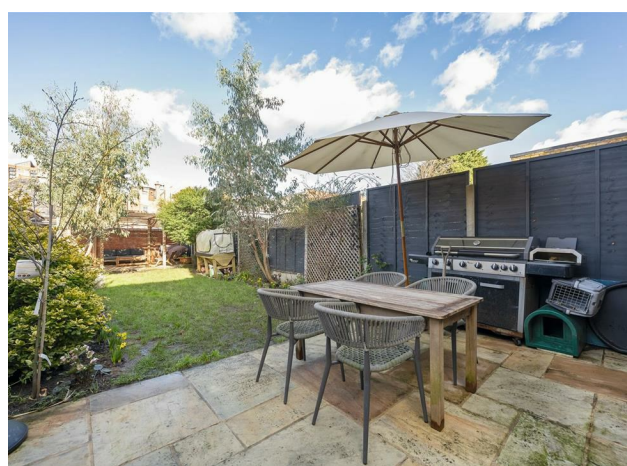
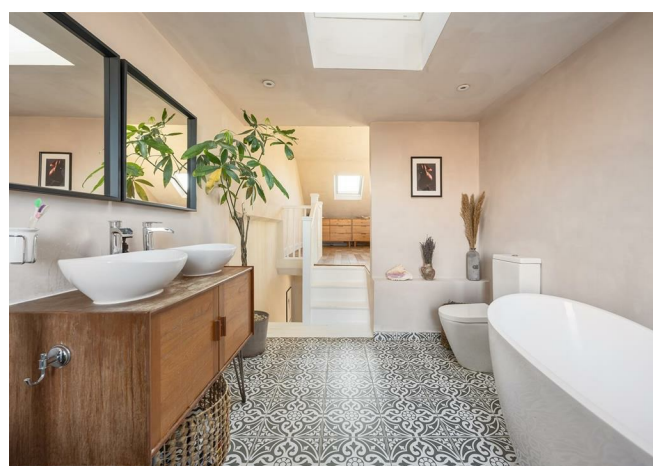
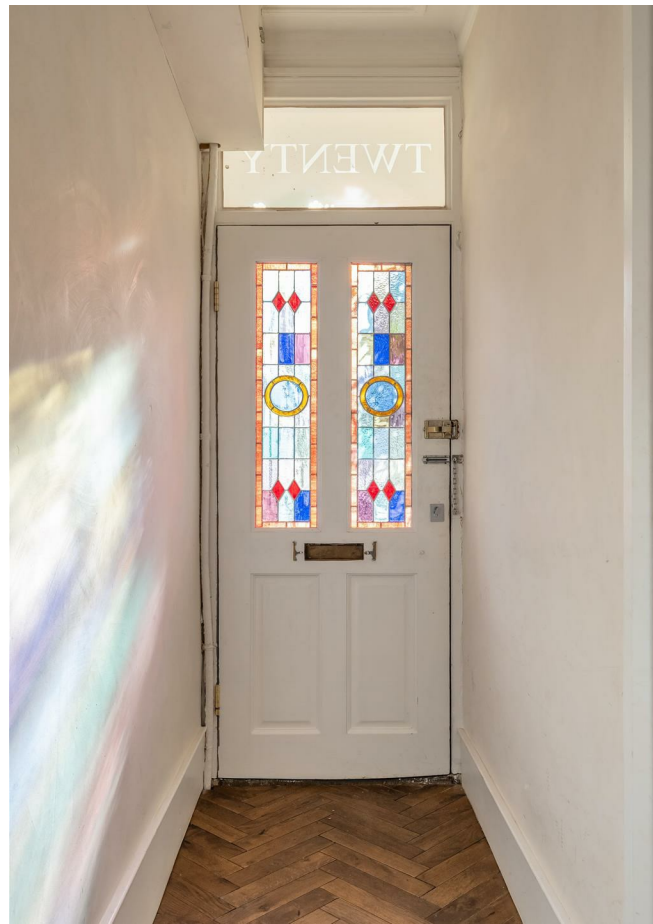
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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IF YOU LIVED HERE...

You'll be luxuriating in just under 1400 square feet of artfully appointed living space – your through lounge features gorgeous vintage parquet hardwood underfoot, a classic woodburning hearth and a second blank hearth perfect for storing firewood. Dual aspect and naturally bright, onyx fittings and cast iron radiators add a contemporary flourish. Next door your dual aspect kitchen/diner's smartly decked out in glossy cabinetry, timber worktops and metro tilework.

Step outside onto your side return (there's existing permission and potential for an extension here) and you can explore your fifty five foot rear garden. Out here you have a BBQ-perfect patio giving way to a length of lawn ending in a second, larger patio, sheltered below a timber pergola. Back inside, and upstairs your front bedroom is a large, 150 square foot double, with hardwood floors and cast iron radiators below twin sash windows.

Bedrooms two and three are also solid doubles, similarly styled, with the rearmost sleeper giving onto an immaculate wet room with rainfall shower room. Upstairs again and your penthouse suite is a gorgeous five-star space, featuring a 270 square foot bedroom, dual aspect and skylit, with gorgeous blonde hardwood floors. It leads to a substantial en suite bathroom of 120

square feet, also skylit and home to twin vessel sinks and a lovely freestanding bath. Heavenly.

Outside and as well as having Wood Street on your doorstep – with its charming covered market, perfect for vintage finds – you're just over half a mile on foot from our sought-after enclave of Walthamstow Village. Here you'll find a fabulous range of wining and dining spots, from the cosy gastropub charms of The Castle to the bistro chic of Eat17 and the artisanal hedonism of Mother's Ruin. You're bound to find a new favourite place, no matter the mood or occasion.

WHAT ELSE?

- The glorious open greenery of Epping Forest is less than ten minutes' walk away, ideal for morning jogs or evening strolls. Explore a little further for the tranquil blue waters of Hollow Ponds.
- Walthamstow Central station is twenty minutes on foot, and will get you straight to Oxford Circus just as quickly via the Victoria line.
- Local schools are excellent and plentiful, with seventeen primary/secondaries rated 'Outstanding' or 'Good' by Ofsted all less than twenty minutes away on foot.



A WORD FROM THE OWNER...

"We have loved developing the house to what you see today, whilst growing businesses and raising our two sons here, it has been a joy to have done the work over the past 12 years. With our eldest son now in secondary school and our youngest going into school next September this is a perfect time to relocate and sell the home we have poured so much time, love, money and energy into. We will of course miss our winter nights by the fire and equally our evenings in the summer cooking outside and lounging under the pergola watching movies until we all fall asleep in the garden. We are selling the house with planning for the kitchen extension, complete with structural drawings and steel calculations. Our builder, who has done all our work in our house over the last 12 years is ready to go for the new owner if this is wanted to be taken up. We would love to see what people do with the kitchen space, something we were dearly looking forward to doing. It's a great family home, in a wonderful location with open plan living and a dream top floor for a couple to continue to raise or start a family. When we moved here there was nothing really going on on Wood Street but now it's a vibing high street with great coffee shops, pubs, craft beer houses and much more. The schools in the area are epic, our eldest benefitted from going to Henry Maynard which is a short walk and now is at Forest which is just 5 minutes away as well. However, St Mary's which is only 50 yards away is an outstanding Church of England Primary which is really a wonderful place of learning for the younger kids. Transport links to central London are amazing via Wood Street Station and if you want to get out of town the the a406 and the a12 are both just moments away. I really think it's a special part of London that we will miss a lot."

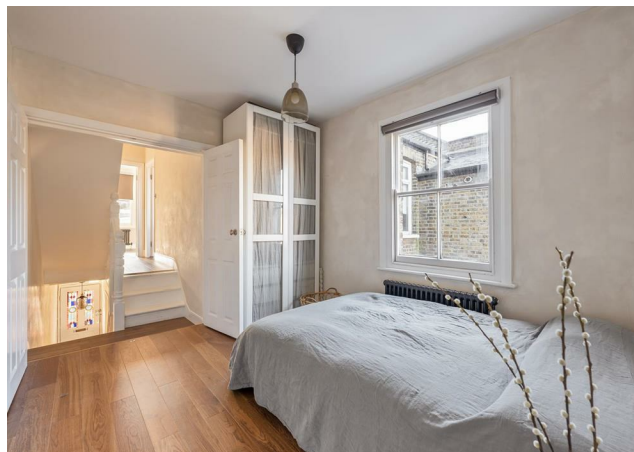
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Reception
11'7" x 25'3"

Bedroom
9'0" x 10'9"

Kitchen / Diner
9'0" x 15'3"

Ensuite

Bedroom
15'0" x 10'11"

Bedroom
15'1" x 18'0"

Bedroom
9'8" x 12'0"

Ensuite
8'3" x 14'4"

Garden
approx. 57'4" x 15'7"



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