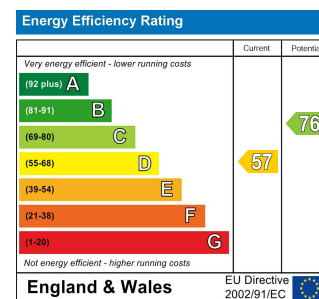




Total Area: 142.7 m<sup>2</sup> ... 1536 ft<sup>2</sup>

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.



## CROMWELL ROAD, WALTHAMSTOW

### Offers In Excess Of £950,000 Freehold

### 3 Bed House - Mid Terrace



#### Features:

- Three Bedroom Victorian Terrace
- Loft Converted
- Spacious Open Plan Living
- Contemporary Fitted Kitchen
- Walthamstow Village Location
- Additional Study / Office
- Ensuite To Master Bedroom
- Secluded Rear Garden
- Chain Free

An ingeniously presented and generously proportioned three bedroom Victorian home in the heart of our hugely sought after Walthamstow Village. Design & Decor is rich with bespoke designer details and you have a thriving garden to the rear.

It's just five minutes from your front door to the old village High Street of Orford Road, where you'll find a wealth of diverse, independent dining and drinking establishments plus all the exciting cultural diversions that make The Village so popular.

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0203 369 6444

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

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

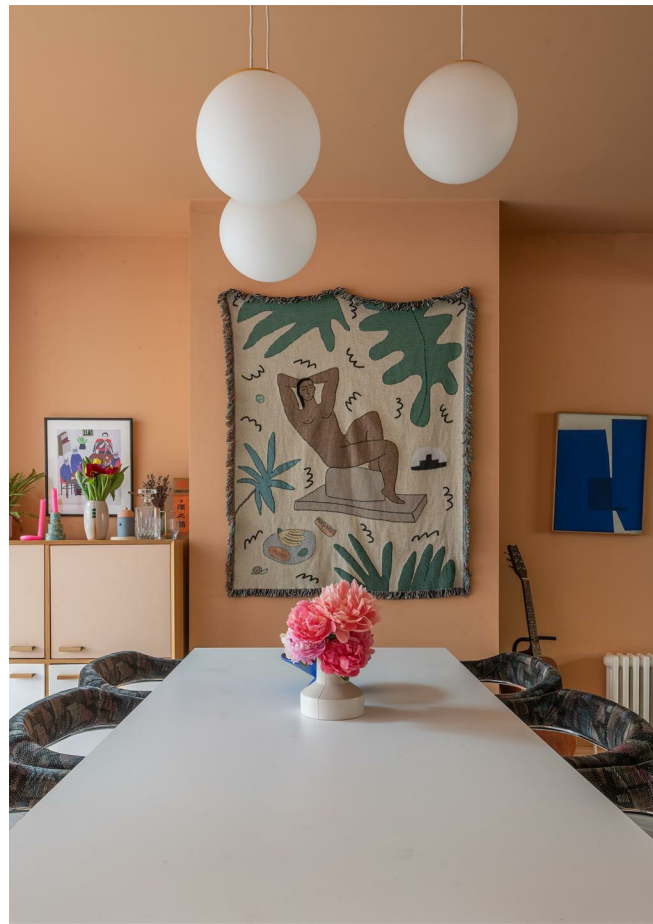
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IF YOU LIVED HERE

You'll be delighted by your characterful entrance and striking pink door. Your enormous 310 square feet double reception wows as an open plan expanse of sociable and family space. A glorious bay illuminates bold jade walls and pale parquet flooring underfoot gives a high-end feel. A separate utility is handy and your kitchen is a delight of upbeat Neopolitan ice cream colours, topped with a stunning skylight. Your split level garden is a joyous mix of electric blue, petal pink and orange.

The artful arrangement continues upstairs. Here two double bedrooms team with a third currently used as a dedicated study. These spaces are packed with confident, unique design touches and each is picture perfect. The vibrant colour scheme continues in your bathroom, where a flamingo pink tap matches a tower radiator in this fun, uplifting space complete with rainfall shower over your full length tub. Your show-stopping skylit principal sleeper is in the loft, rich with jewel tones. A superb en suite dazzles.

Step out your front door and you have Walthamstow's finest locale

on your doorstep. You're an incredible nine minutes from Orford Road for the huge beer garden at The Village Pub, the coolest cocktails at Eat17, the friendly cats and flickering fires of The Nag's Head, tasty tapas at The Orford Saloon and much more. Stop by neon nirvana God's Own Junkyard, continuing to Hoe Street for the Walthamstow Mall and Empire cinema. The calm of Wingfield Park is also close by.

WHAT ELSE?

- Walthamstow Central station, just sixteen minutes on foot, will get you straight to King's Cross in a mere fifteen via the Victoria line, putting the heart of the city around a half hour away. Plus we're at the top of the line here so you'll bag the best seat.
- Liverpool Street is just twenty minutes direct via the Overground.
- Your new locale bristles with transport options. Cyclists will be pleased to find a secure bike hangar at the end of your street and Wood Street is a four minute ride.
- Parents will be pleased to know you have no fewer than twenty two 'Good' or 'Outstanding' rated schools all less than a mile away on foot.



A WORD FROM THE OWNER...

"Living in Walthamstow is truly joyful. I've never known such a sense of community thanks to our friendly neighbours. The area is bursting with life. There are so many incredible restaurants, amazing walks, interesting markets and so much more"

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**Hall**

**Reception**  
12'4" x 13'3"

**Reception**  
13'3" x 12'2"

**Utility**

**Kitchen**  
15'7" x 15'0"

**Bedroom**  
16'3" x 10'9"

**Bedroom**

10'5" x 11'1"

**Study**  
6'2" x 6'9"

**Bathroom**  
9'8" x 7'8"

**Bedroom**  
15'3" x 16'4"

**Ensuite**  
8'3" x 4'1"

**Eaves Storage**



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