



- Reception Room
10'11" x 11'1"
- Dining Room
14'2" x 11'4"
- Kitchen
8'3" x 9'1"
- Bathroom
5'3" x 10'4"
- Bedroom
14'4" x 11'2"
- Bedroom
8'11" x 11'5"
- Bedroom
9'1" x 6'11"
- WC
- Bedroom
14'3" x 12'0"
- Eaves Storage
- Eaves Storage
- Garden
approx. 15'1" x 44'3"



Energy Efficiency Rating	
Current	Potential
63	82
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



VICTORIA ROAD, WALTHAMSTOW

Offers In Excess Of £725,000 Freehold 4 Bed House



Features:

- Four Bedroom
- Victorian Terrace
- Chapel End Location
- Well Presented
- Short Walking to Wood Street Station
- Easy access to Chestnuts Field

An immaculately presented, four bedroom, Victorian terrace in the heart of sought after Chapel End. Wood Street station is a half mile away and provides direct, door to door connections to London Liverpool Street in just over thirty minutes.

Speciality coffee shop, Ruttle & Rowe, is right on your doorstep where you'll sample ethically sourced, expertly roasted blends or nibble mouth watering pastries and sourdough toasts.

REQUEST A VIEWING
0203 397 9797

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hello11@stowbrothers.com
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E4 & N17
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IF YOU LIVED HERE...

You'll stroll down your open hallway into the huge, 280 square foot, open plan reception and dining area. Home to twin ornate vintage fireplaces, and with beautifully restored, dark timber flooring underfoot. The whole space is bathed in light from your bay window and rear patio door, leading to a convenient utility space and your garden. Moving further down the hall, past your impressive open plan stairwell, you'll find a complete, classic family bathroom, with teardrop shaped tub and shower overhead. At the end of the ground floor, you have your bright, sunny, well arranged kitchen with terracotta flooring and another patio door leading out to your 195 square foot garden.

Half patio and half raised greenery with border planters, your south facing garden is the perfect space for al fresco living. Back inside and upstairs, you'll find three generous double bedrooms. The first floor principal sleeper features more of that gorgeous, restored timber flooring and plenty of light from two luminous windows. Your WC is decorated in the same classic style as your family bathroom and is located at the foot of the skylit stairs, leading up to your sleek, modern loft conversion and fourth, 170 square foot, double bedroom. Up here there are another two, sunny skylights and plenty of storage space in the

cleverly adapted eaves.

Outside and there's an abundance of family activities on offer in your local area. You'll enjoy taking the children to Role2Play, an exciting educational play centre where your little ones can be whoever they want to be. Or, why not visit the fantastic multi-million pound sport and leisure facilities of Waltham Forest Feel Good Centre? Here you'll find a wide range of opportunities for exercise and indulgence including a climbing wall, Olympic sized pool, state of the art gym, trampoline park and spa.

WHAT ELSE?

- Vibrant Wood Street is only a twelve minute walk from your door and is a great place to go for independent vintage buys, artisanal eats and watching live music or stand up comedy at family friendly gastropub, The Duke.
- You'll be pleased to discover twenty two primary and secondary schools within a one mile radius, all rated as 'Outstanding' or 'Good' by Ofsted.
- The lush green Victorian Lloyd Park, home to the William Morris Gallery and a fun skate and scooter park, is just four minutes from your door by bicycle or fifteen minutes walking.



A WORD FROM THE OWNER...

"We bought the house almost 11 years ago and have loved our time in Walthamstow. We love being near the forest and Hollow Ponds boating lake. There's a gorgeous local coffee shop opposite the house and we've seen Wood Street transform over our time here including the quirky Georgian village complete with cocktail bar and vintage stores. There's some great local pub options 10minutes walk from house one of which does great pizza! it's also been lovely being able to walk to Walthamstow Village on a weekend for dinner/drinks/shopping and still be so close to home. There's a real community feel about the area and having Walthamstow Feel Good Centre 10minutes walk away has been a huge bonus to get to the gym as well. It's been the perfect location for us!"

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