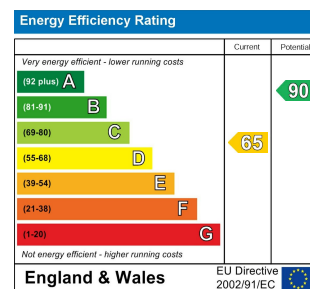
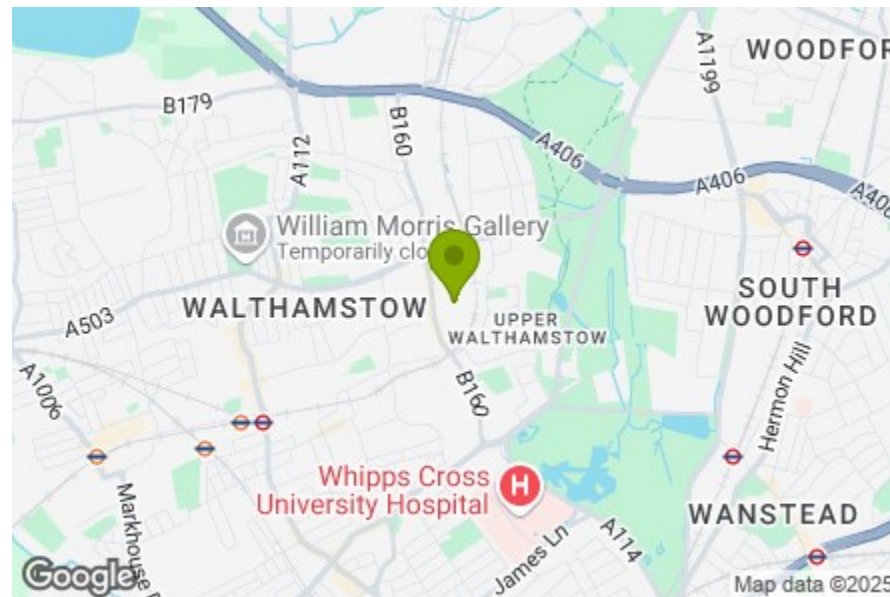




Total Area: 131.7 m<sup>2</sup> ... 1418 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only.

- Reception Room  
12'11" x 10'7"
- Utility Room  
7'8" x 5'10"
- WC  
7'8" x 4'6"
- Kitchen / Dining Room  
18'6" x 14'3"
- Bedroom  
14'2" x 13'1"
- Bedroom  
10'8" x 8'7"
- Shower Room  
7'0" x 5'4"
- Bedroom  
10'11" x 8'5"
- Bedroom  
16'8" x 10'2"
- Bathroom  
9'7" x 7'5"
- Garden  
36'1"



## WAVERLEY ROAD, WALTHAMSTOW Offers In Excess Of £950,000 Freehold 4 Bed House - Mid Terrace



### Features:

- Four Bedrooms
- Victorian Mid Terrace House
- Arranged Over Three Floors
- Immaculately Presented
- Private Rear Garden
- Kitchen Diner
- Quiet Residential Street
- Walking Distance to Wood Street Station

Sleekly appointed and brimming with designer style and flair across all three storeys, this four bedroom, two bathroom Victorian terrace is a real gem of a family find. Sat off Wood Street, you're just five minutes from Wood Street overground.

Just two minutes away at the end of your new road, our thriving neighbourhood of Wood Street is home to an ever evolving range of independent cafes, stores and bars.

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

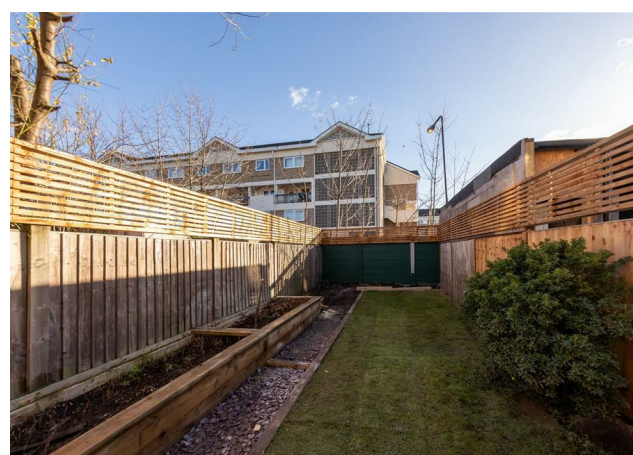
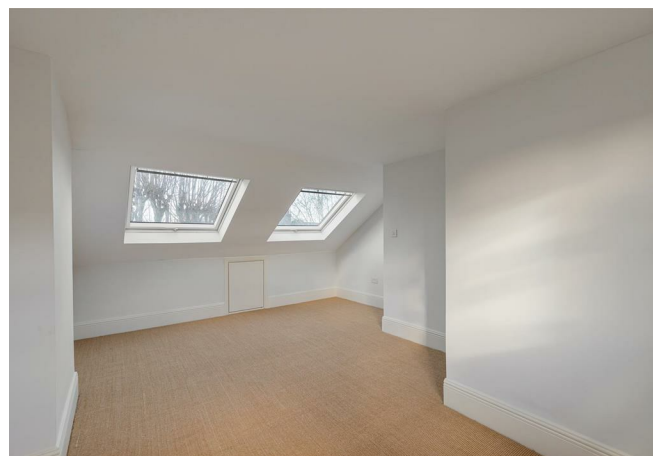
**E8, E9, E5, N16, E3 & E2**  
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#### IF YOU LIVED HERE...

Step inside and the first stop is your 130 square foot front lounge. Smartly finished blonde herringbone runs underfoot and a sleek marbled mantelpiece takes centre stage. Next door is a dedicated utility room, with marbled worktops, onyx fittings and seamless charcoal worktops. Continuing to the rear you have a generous spare WC, with designer marbled sink, more jet black fixtures and large format grey tilework.

The heart of your new home lies to the rear. The striking and skylit 265 square foot kitchen and diner. More blonde herringbone hardwood runs underfoot here, beautifully lit by a pair of large skylights and patio doors. Bespoke mint green cabinetry lines the kitchen area, accented by smoky grey worktops and a large central chef's island deftly zones the kitchen and dining spaces. Outside, your rear garden's a neat combo of raised beds, patio and lawn.

Upstairs now for the sleeping arrangements. Your first floor is home to three doubles all naturally bright and pristinely finished in white, with hardwearing woven carpet underfoot. Your first floor bathroom's finished in smoky grey tilework with a walk in rainfall shower. Upstairs again and your loft suite features a 160 square foot loft sleeper, dual aspect and skylit. Finally your second bathroom's another artful, designer affair, with a freestanding ceramic tub, corner shower and twin marbled vanity sinks.

Outside and, as noted, Wood Street is right on your doorstep for all your day to day needs. However, you're also just a half mile on foot from Walthamstow Village, our beloved leafy enclave that's home to some of the finest wining and dining spots for miles around. Enjoy lively weekend jazz at The Nag's Head, sumptuous Sunday Roasts at The Castle or a varied classic pub menu at The Queen's Arms. You're sure to find a new favourite.

#### WHAT ELSE?

- As noted, Wood Street station is just five minutes on foot, for direct twenty minute overground connections to Liverpool Street and a door to door City commute of less than half an hour. Or ride one stop to Walthamstow Central for a quick swap to the Victoria line.
- Be sure to check out the Wood Street indoor market, for all sorts of exciting vintage finds.
- It's just fifteen minutes on foot to the endless open greenery of Epping Forest and the blue waters of Hollow Ponds, where you can hire row boats on sunlit summer afternoons.



#### A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD  
E17 BRANCH MANAGER

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