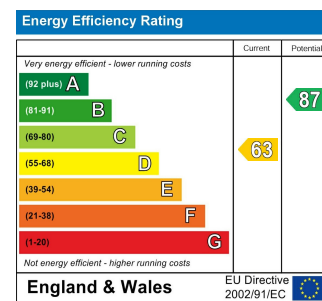


## Raglan Road, E17

Garden - Approx. 19m x 4.5m



Total Area: 127.9 m<sup>2</sup> ... 1377 ft<sup>2</sup> (Including Eaves Storage/Loft)  
All measurements are approximate and for display purposes only



## RAGLAN ROAD, WALTHAMSTOW

### Offers In Excess Of £850,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- Four Bedrooms
- Victorian Mid Terrace House
- Beautifully Presented
- Arranged Over Three Floors
- Garden Office Space
- Downstairs WC
- Walthamstow Village Borders
- Close to Hollow Ponds

A bright and spacious four bedroom family home, bursting with style and character across all three storeys, plus private rear garden with home office. It's all just five minutes walk from the natural vastness of Epping Forest and Hollow Ponds.

Your timber summer house sits at the end of your lengthy garden, the perfect home office away from home for that all important work/life balance.

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0203 397 2222

**E4 & N17**  
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0203 369 6444

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

**E18 & IG8**  
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0203 369 1818

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IF YOU LIVED HERE...

You'll be luxuriating in a multitude of designer details from that handsome forest green and cream frontage on in. Your 250 square foot through lounge is a splendid start, finished in a mix of vintage floral wallpaper and pastel mint green. Soft carpet runs underfoot, you have a classic vintage mantel and artfully arranged open shelving. Head past the handy below stairs cloakroom and you come to your kitchen/diner.

It's another striking space, with statement wallpaper facing metro tile splashbacks across pale broad flagstones. A collection of cream cabinets with copper fittings, chunky worktops, integrated appliances and a Dublin sink complete the aesthetic. Outside and your garden starts with an unusual oversized chessboard (lots of fun for you and thirty one friends), before giving way to a length of lawn and ending in that summer house and/or garden office.

Upstairs and your principal bedroom is a bay windowed beauty of 160 square feet with statement wallpaper over the bed, a handsome rank of floor to ceiling wardrobes, soft carpet and royal blue walls. Two more decent double bedrooms complete the first floor sleeping arrangements, while your family bathroom is striking in two tone tilework, with rainfall shower over the tub. Finally, your second floor penthouse sleeper is dual aspect and skylit, with

classic herringbone hardwood flooring underfoot.

Outside and, as noted, the endlessly explorable open greenery of Leyton Flats and Epping Forest is just five minutes around the corner. Here you'll also find Hollow Ponds, where you can hire row boats and explore the waterways. You're right on the borders of Walthamstow Village here, with the sought after streets and extensive range of high end wining and dining establishments starting just a ten minute stroll away. Be sure to check out the warm welcome and delicious food at The Castle.

WHAT ELSE?

- Wood Street overground station is a half mile on foot for direct twenty minute runs to Liverpool Street, putting the City around a half hour away door to door. Heading to the West End? Walthamstow Central is just one stop down for the Victoria line.
- Local schools are excellent and plentiful, with seventeen primary/secondaries rated 'Good' or 'Outstanding' by Ofsted less than a mile away on foot. The 'Outstanding' St Mary's C of E primary is just five minutes around the corner.
- Be sure to check out local landmark God's Own Junkyard. Less than a half mile on foot it's a neon lit wonderland like nothing you've seen.



A WORD FROM THE OWNER...

"We love everything about this house! It's just a short walk to coffees and croissants in the Village and an even shorter walks to be among the nature of Hollow Ponds. There's also the hipster element around God's Own Junkyard which has lots of activities for adults and kids. And there's always new and exciting restaurants and bars opening up nearby to explore!"

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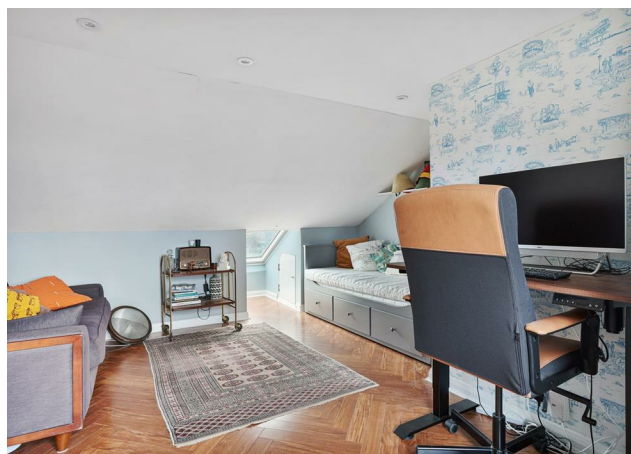




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**Reception Room**

11'2" x 23'3"

**WC**

**Kitchen / Diner**

8'10" x 17'7"

**Bedroom**

14'8" x 11'2"

**Bedroom**

9'3" x 11'6"

**Bathroom**

5'9" x 9'8"

**Bedroom**

9'0" x 7'5"

**Bedroom**

12'11" x 15'1"

**Garden**

approx. 62'4" x 14'9"



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