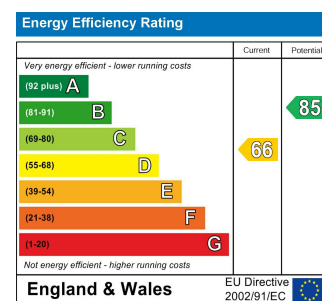


Total Area: 140.2 m² ... 1509 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



BRIDGE END, WALTHAMSTOW

Offers In Excess Of £825,000 Freehold

4 Bed House



Features:

- Four Bedroom Terrace
- Beautifully Presented
- Two Bathroom
- Full Width Rear Extension
- Lovely Mixture of Contemporary and Original features
- Ground Floor Cloakroom
- Stunning Rear Garden
- No Chain

An immaculately presented, four bedroom home, with a unique split level open plan kitchen/diner/lounge and an artfully arranged loft conversion. Close to Epping Forest and Lloyd Park, you also have a wonderful private garden to the rear.

Wood Street station is less than a mile from your new front door. Here you'll find direct Overground trains through to Liverpool Street and the heart of London. It's also just one stop to Walthamstow Central and four stops to Hackney Downs.

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E4 & N17
hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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0203 369 1818

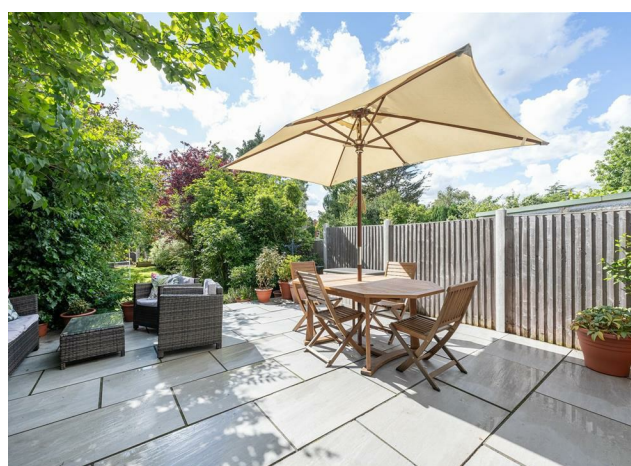
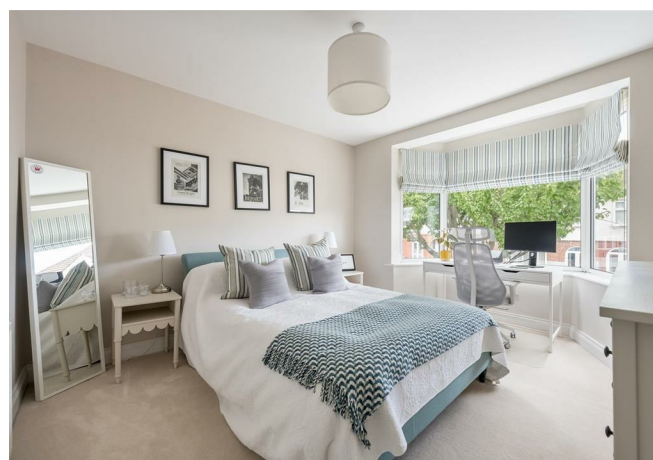
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IF YOU LIVED HERE...

Your first reception is an elegant blend of lovingly restored floorboards, bright bay window and vintage pewter hearth. Whereas your second reception room has a more contemporary feel, with two huge skylights overhead and concertina doors opening out onto the garden. A clever open plan stairway leads to your raised kitchen and dining area, where you'll find another enormous skylight overhead. There's also plenty of soft taupe and navy cabinets, a large chef's island and breakfast bar, designer pendulum lighting and sleek integrated appliances.

Out in your West facing garden, you'll find oversize slate patio tiles in your alfresco entertaining area, then a long stretch of lawn with a woodchipped play area to the rear. Back inside, there's a handy ground floor WC and some stairwell storage. Heading upstairs, you'll arrive in the first of your four bedrooms. This 155 square foot principal sleeper is illuminated by another bright bay window, and soft plush carpet runs underfoot, continuing through into the similarly styled second and third bedrooms.

Your smart, classic family bathroom has a chrome rainfall shower over the tub and glossy white splashbacks blend seamlessly into matt blue paintwork. Continuing upstairs to your beautifully converted loft, you'll find your fourth and

final double bedroom. With two bright skylights, a Juliet balcony and extra storage space in the eaves this stylish space is enhanced even further by a luxurious en suite bathroom. In here, you'll find glossy white, floor to ceiling tilework surrounding a mosaic floored, stroll in rainfall shower.

Your new local will be the family friendly Dog & Duck, with its charming beer gardens, delicious pizzas and hearty Sunday roasts. After such a filling refreshment stop we'd recommend a walk into the lush woodlands of Epping Forest, just moments from your door and with plenty of routes to explore on foot or by bike. For a more cultivated landscape, head over to much loved Lloyd Park, where you can roll out your picnic blanket, play tennis or visit the historical William Morris Gallery.

WHAT ELSE?

- Ruttle & Rowe, on Victoria Road, will become your go to bakery and coffee shop for freshly baked bread, great coffee, delicious homemade pastries and a great atmosphere.
- For a relaxing spa day or to workout in state of the art facilities, the multi million pound Waltham Forest Feel Good Centre is just a fifteen minute stroll away.
- Twenty three primary and secondary schools, within a mile of your home, have been rated 'Outstanding' or 'Good' by Ofsted.



A WORD FROM THE OWNER...

"We were fortunate to purchase the house from a local family who had lived here for over fifty years. They had brought their two children up here and enjoyed spending time turning the garden into a beautiful oasis. We were immediately drawn to the large size of the house, unusually big garden, quiet street and welcoming neighbours.

We have loved spending the last few years renovating and modernising the home and turning it into a warm, homely, functional space for the whole family. We focused on bringing in as much natural light as possible and staying true to the character of the property. For us, one of the main highlights is the garden. This is not only for its size but also how peaceful it is. As the garden is West facing we love enjoying the evening sun with a BBQ. If we are not in the garden we are often in one of the local parks (Lloyds park or Highams park), splashing in the fountains at the town hall or taking a walk through Epping Forest.

We will be sad to leave as this house holds so many memories for us however we wanted to take the opportunity to move closer to our family."

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Reception
12'3" x 13'9"

Kitchen/Lounge/Diner

Bedroom
11'3" x 13'9"

Bedroom
11'11" x 11'7"

Bedroom
6'4" x 7'3"

Bedroom
17'3" x 18'7"

Ensuite
5'9" x 7'4"

Bathroom
5'6" x 7'7"

Eaves Storage

Storage

Garden
104'11" x 18'0"



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