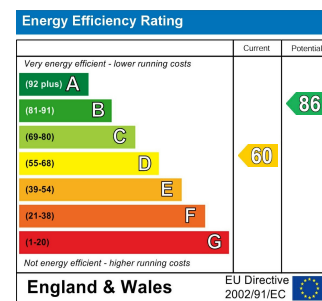
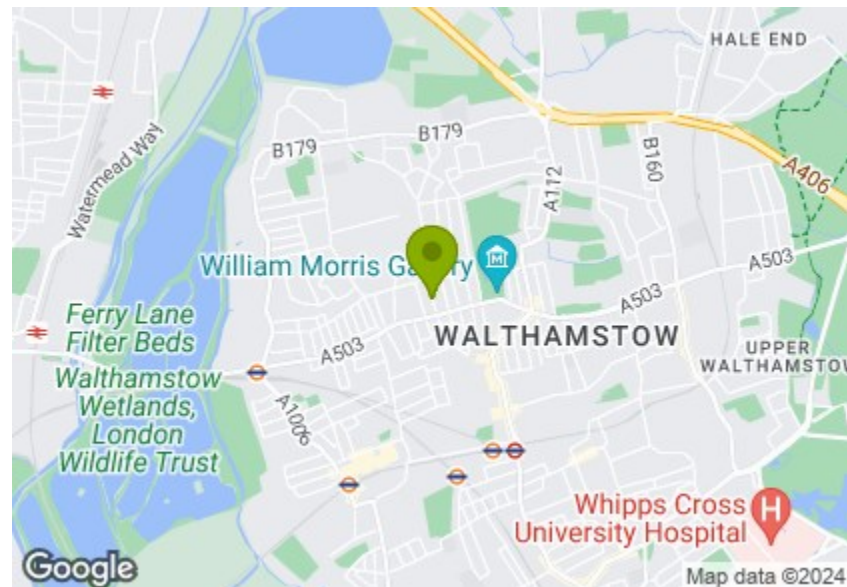


Total Area: 78.3 m<sup>2</sup> ... 843 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



## BEMSTED ROAD, WALTHAMSTOW

### Offers In Excess Of £775,000 Freehold 3 Bed House - Terraced



#### Features:

- Three Bedrooms
- Warner House
- Beautifully Presented
- West Facing Rear Garden
- Potential to Extend (STPP)
- Chain Free
- Moments from Lloyd Park
- Short Walk to Walthamstow Central Station

An exquisitely presented, three bedroom Warner home in central Walthamstow. The timeless turn of the century aesthetic combines with potential for development, a spacious garden and lively, friendly neighbourhood for a truly tempting prospect.

Walthamstow Central station is under a fifteen minute walk away, providing door to door connections to Liverpool Street and King's Cross in less than thirty minutes. A growing network of cycle paths ensure even quicker local transport and effortless commuting to central London.

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**  
hellohackney@stowbrothers.com  
0208 520 3077

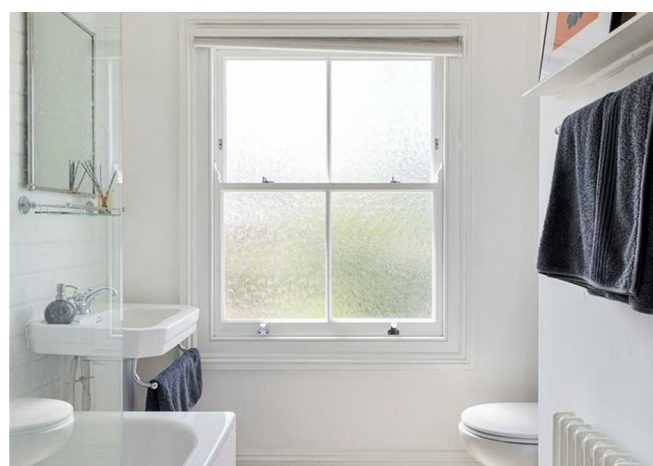
**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS





#### IF YOU LIVED HERE...

Step inside for your 130 square foot reception room, with dual tone cream and royal blue walls, flawlessly restored hardwood floors, and a vintage fireplace taking centre stage. Your kitchen and dining area flowing seamlessly into the reception, finished in sage green and white tilework, and home to a soapstone breakfast bar with a built in wine cooler. A striking contrast against the delicate, muted hues of the room. A charming bookshelf in the dining area offers storage for cookbooks and family mementos alike.

Step out through your kitchen's classic French doors for your West facing private garden. Here you have an exceptionally manicured lawn with two stone paved patio areas creating a dream setting for spending time outside. Whether you're throwing a party or lounging on a summer afternoon. You also have separate boxed areas for growing your own produce or flowers. Back inside and upstairs, you'll find playful blue and white polka dot carpeted stairs leading to your landing.

Your home's three bedrooms feature impressive built in storage and warm, muted tones. The largest sleeper's finished in blush pink, with sophisticated panelled walls and wide windows offering bright, leafy views. The rear-facing bathroom is a pristine white sanctuary with sleek, single wall tiling. It features a bath and shower equipped with both a luxurious rainfall shower head and a vintage, telephone-style shower head, complemented by a single shelf for your artistic touches.

Living on Bemsted Road is a joy. Lloyd Park, a short five minute walk down Winns Avenue, is loved by locals for its pristine gardens, sporting facilities, and the renowned William Morris Gallery. The park hosts a bustling farmer's market on Saturdays, offering seasonal produce and delectable hot and cold food. Nearby, The Bell, a family friendly gastropub just ten minutes away, is celebrated for its exceptional Sunday roast and welcoming ambiance. The Village, a twenty minute walk, features a wealth of diverse cafés, eclectic shops and restaurants, from plant-based fish and chips at Orford's to Hawaiian poke bowls at Peeld, there's something to suit every appetite.

#### WHAT ELSE?

- You have existing planning drawings to develop your so far unexplored loft space, making this a home that can grow with your and yours as well as an exceptional investment.
- Parents will be pleased to know that within a one-mile radius of your home, there are eighteen primary and six secondary schools ranked 'Good' or 'Outstanding' by Ofsted.
- The Waltham Forest Feel Good Centre is just a fifteen-minute walk away. Enjoy a gym, swimming pool, spa, and even a soft play area, all under one roof.



#### A WORD FROM THE OWNER...

"We have loved living in Walthamstow ever since we started renting in the Lloyd Park area the year before we bought this house. Our time here has often been spent enjoying what we call "a Walthamstow day" which exists of going to the local Saturday market in Lloyd Park, visiting our favourite pubs and restaurants along Hoe Street and in The Village and brewery hopping along Blackhorse Road. Our favourite places to go for a walk or a run are the Wetlands and along the River Lea canal, sometimes walking all the way into Hackney Wick! We also enjoy walking and cycling around Epping Forest area. Our home has catered for everything we have wanted over the past 4 years, from working from home, summer BBQs and cosy nights in by the fire. We hope the next owners will love this house as much as we have!"

REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM





REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM





**Reception room**  
10'5" x 12'1"

**Bedroom**  
10'0" x 12'2"

**Reception room**  
9'11" x 11'8"

**Bedroom**  
10'0" x 11'7"

**Kitchen**  
5'10" x 9'8"

**Bathroom**  
5'8" x 9'9"

**Bedroom**  
5'8" x 7'10"

**Garden**  
49'2"



REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM