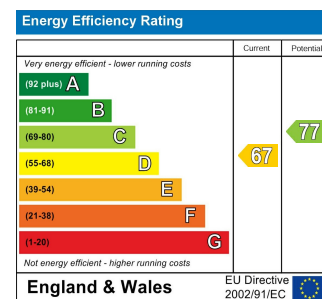
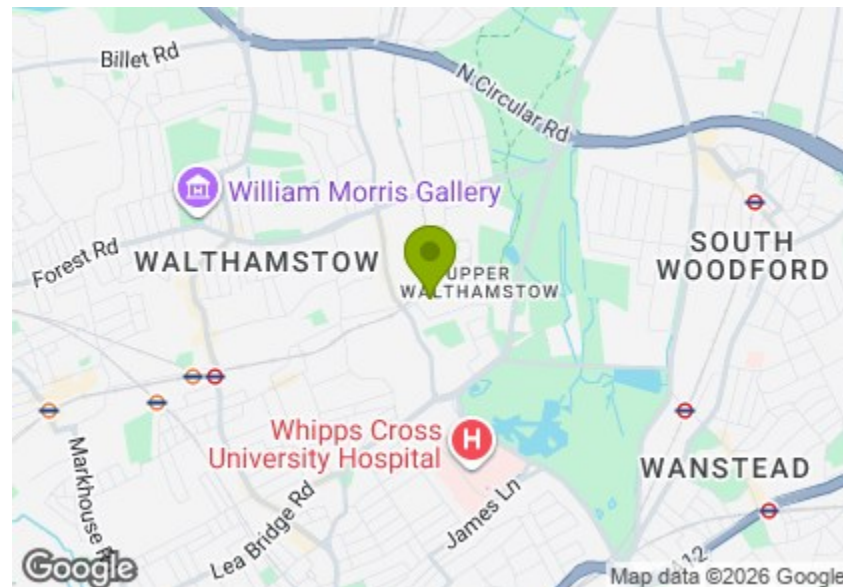




Total Area (Excluding Garage & Loft): 155.5 m<sup>2</sup> ... 1673 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



## DEAN GARDENS, WALTHAMSTOW

Offers In Excess Of £1,150,000 Freehold  
4 Bed House - Semi-Detached



### Features:

- Four Bedrooms
- Semi Detached House
- Arranged Over Three Floors
- Beautifully Presented Throughout
- Extended Kitchen Diner
- Over 1600 Sq Ft
- Garage
- Utility Room
- Close to Wood Street Station
- Near Epping Forest

Unfolding across three floors, this beautiful four-bedroom semi-detached home is set in Upper Walthamstow, a short walk from both Epping Forest and the vibrant Wood Street area, renowned for its excellent transport links.

Thoughtfully renovated, it offers a light-filled space perfectly suited to modern living while retaining the beauty and charm of its period origins. The large landscaped garden, garage, extended kitchen-diner, utility room, two bathrooms and additional WC are just some of its many highlights.

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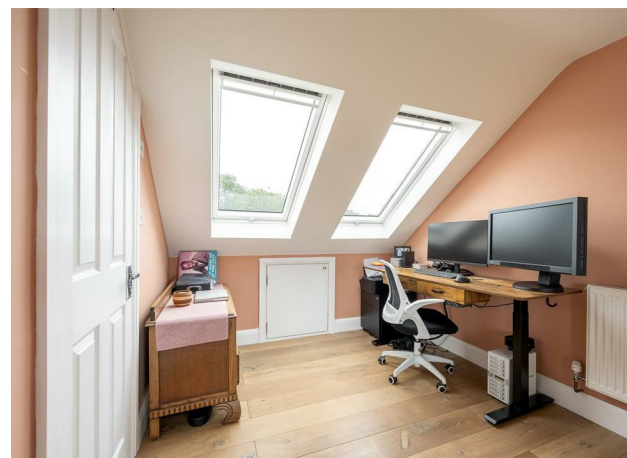
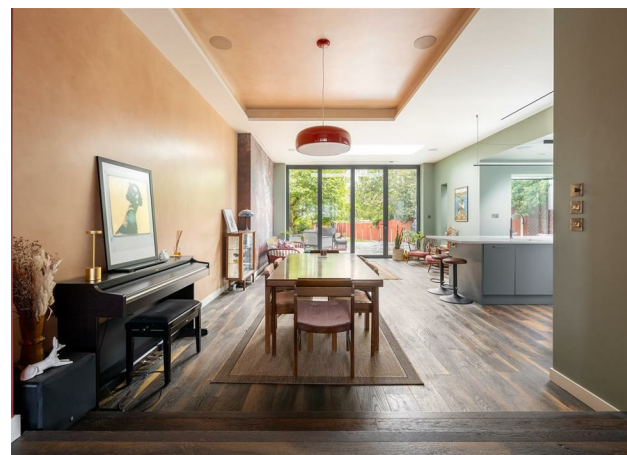
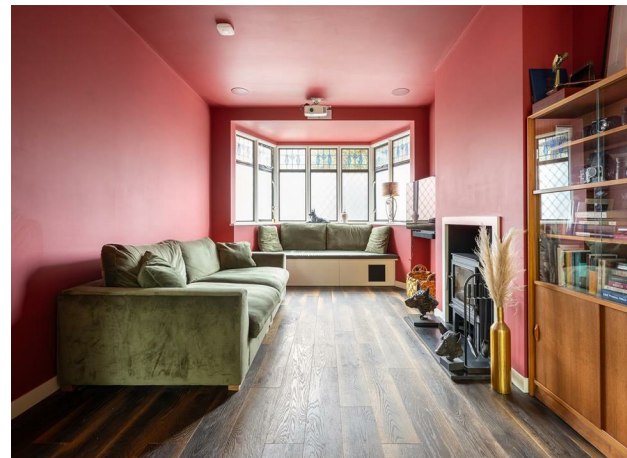
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#### IF YOU LIVED HERE...

You'll really appreciate the love and consideration that's gone into updating this home. From the extended kitchen-diner to the converted loft, it seems as though every inch has been considered, so you'll be able to relax and feel instantly at home.

You're immediately welcomed by the front reception room, which features charming details such as a wood-burning stove, bespoke window seat and a rich, carefully considered colour scheme.

Moving through, the layout opens up beautifully towards the rear. The heart of the home is the impressive kitchen/diner, created as part of the rear extension. This expansive, light-filled space is ideal for modern family life and entertaining, with wide doors opening directly onto the garden, alongside a central island, pristine units and high-spec appliances. A separate utility room and convenient ground floor WC sit just off the kitchen.

The sprawling west-facing rear garden will undoubtedly be one of your favourite features, with its generous lawn and charming pathway leading to a shed. The raised patio provides the perfect spot to relax during the summer months.

On the first floor, there are three immaculately decorated bedrooms and a stunning, spacious family bathroom complete with a separate walk-in shower and freestanding tub. Meanwhile, the loft hosts a pristine principal bedroom with ample storage, a

generous Juliet balcony and an additional sleek bathroom.

Outside, you have a fantastic neighbourhood to explore... Take a short walk towards St Peter-in-the-Forest to enjoy the tranquillity of Epping Forest, which is dotted with clearings perfect for picnics, or head in the other direction towards Hollow Ponds for more sprawling nature and even a boating lake.

Moments away, Wood Street is thriving, with several exciting new stores and eateries popping up amongst the old favourites, such as the brilliantly unique Wood Street Indoor Market and local institution garden centre Lancasters. Not sure where to start? Try beer shop-cum-bar Clapton Craft, rustic Balkan dining spot Lacy Nook, popular brunch spot Dudley's, and award-winning bakery Chocolatine, but there's much more to explore.

You're also only a short walk from the Ravenswood Industrial Estate, home to the ever-popular God's Own Junkyard, as well as Pillars Brewery and gin palace Mother's Ruin.

#### WHAT ELSE?

- Walthamstow Village is a short stroll away, where you've got everything from pizza and authentic sushi to fish and chips and gastro grub.
- Parents will be pleased to know you have plenty of great primary/secondary schools in the area.



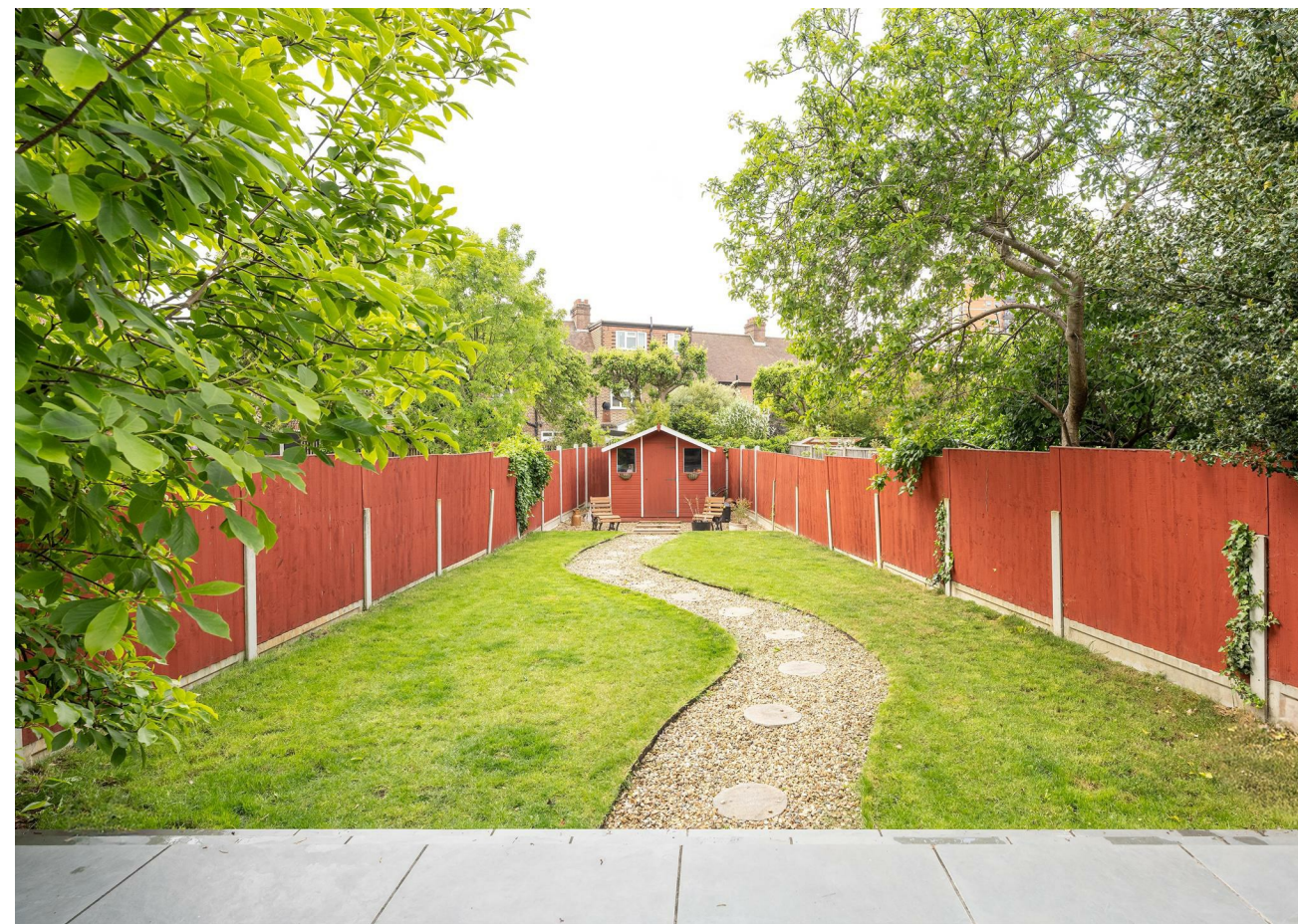
#### A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON  
E17 ASSISTANT BRANCH MANAGER

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**Porch**

**Reception**  
10'9" x 15'10"

**Utility**  
7'5" x 5'9"

**WC**

**Kitchen/ Lounge/ Diner**  
24'10" x 24'4"

**Bedroom**  
10'8" x 15'5"

**Bedroom**  
10'11" x 15'10"

**Bedroom**  
6'0" x 7'8"

**Bathroom**  
6'2" x 8'7"

**Bedroom**  
16'6" x 20'11"

**Ensuite**

**Garden**  
25'6" x 90'0"

**Garage**  
7'6" x 9'5"



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