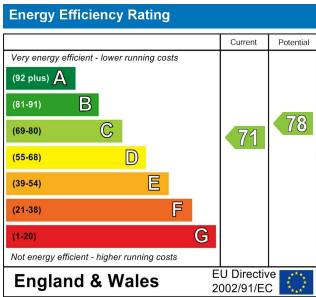
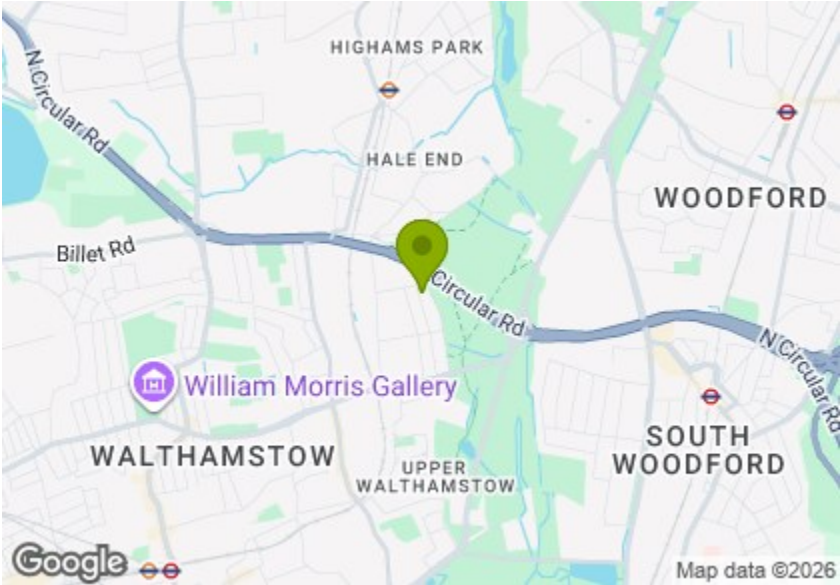




Total Area: 161.2 m² ... 1735 ft²

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.



GRANTOCK ROAD, WALTHAMSTOW

Offers In Excess Of £850,000 Freehold

4 Bed House



Features:

- No Chain
- Four Bedroom
- Three Bathrooms
- Ground Floor Full Width Rear Extension
- Utility Room
- Completely Refurbished
- Off Street Parking
- 1735 sq ft

This spacious four-bedroom, three-bathroom home offers generous living across one thousand seven hundred and thirty-five square feet, ideal for growing families or those seeking versatile space. A full-width rear extension creates an impressive ground floor layout, perfectly complemented by a practical utility room. The property has been completely refurbished, offering a crisp, ready-to-move-into feel throughout. The paved driveway provides off-street parking for three cars, adding further ease, while the absence of a chain ensures a smoother purchase process. With thoughtful design and impressive proportions, this is a wonderful opportunity to secure a beautifully updated home with ample space inside and out.

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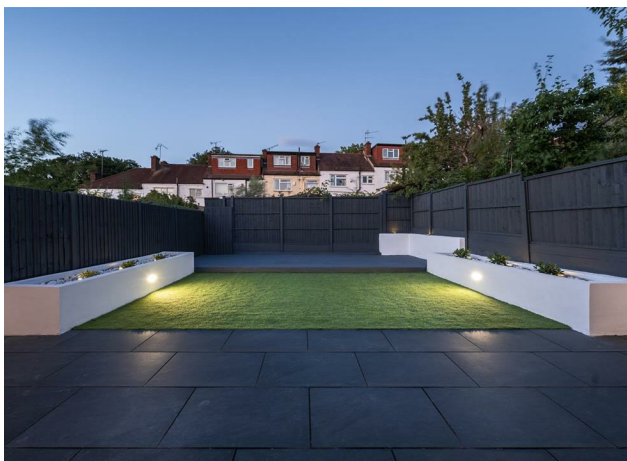
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IF YOU LIVED HERE...

This inviting home features a crisp white exterior with bay windows that bring character, and a generously sized driveway offering convenient off-street parking. Inside, the hallway is bathed in natural light from the stairwell window, with warm LVT flooring setting the tone. There's a storage cupboard positioned before the utility room, and the layout flows easily towards the kitchen/diner, reception, and downstairs bathroom. The reception room is bright and well-proportioned, with a generous bay window filling the space with light. Herringbone flooring here adds a sense of elegance, while white walls provide a clean backdrop ready for your style. A glass-panelled door connects seamlessly to the hallway.

The contemporary downstairs bathroom features a spacious walk-in shower behind a glass screen, large-format tiles in calming tones, and a vanity unit that keeps things organised. The superb kitchen/diner is designed for modern living, with skylights and full-width bi-folding doors bringing the outside in. The soft-toned cabinetry pairs beautifully with the central island, while the flooring throughout unifies the space. The adjoining utility room is fitted with practical storage and a crisp worktop.

The garden combines paved terraces and low-maintenance artificial grass framed by raised white planters and dark fencing, ideal for entertaining. A foundation platform with electrical wiring is in place, ready for installing an outbuilding or office. Upstairs, three bedrooms provide bright, restful spaces with neutral décor. The family bathroom includes a bath with overhead rainshower. The loft hosts a spacious bedroom with

skylights, a wide window, and a luxurious en suite with gold accents and a generous shower enclosure.

The surrounding area offers a wonderful mix of green spaces, welcoming pubs, and well-regarded schools, creating a great setting for family life. Just a short stroll away, Epping Forest provides the perfect escape with its leafy trails and open spaces, with the Doughnut a popular spot for walkers. Nearby, you'll find local favourites like Ruttle & Rowe, a friendly café ideal for a relaxed coffee, and the Royal Oak Pub & Guesthouse, known for its warm atmosphere. The Stag & Lantern offers another inviting option for a drink or bite to eat. Families will appreciate having Thorpe Hall Primary School and Woodside Primary School within easy reach.

WHAT ELSE?
Highams Park Station is within easy reach, offering direct rail connections to Liverpool Street for an easy commute into the City. A variety of local bus routes serve the area, providing straightforward links to neighbouring spots including Walthamstow, Chingford, and Leytonstone. Whether heading into town or exploring the local community, transport options make getting around both straightforward and flexible.



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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Reception
11'9" x 14'4"

Kitchen/Diner
24'4" x 26'1"

Utility

Storage

Bathroom
Bedroom
11'1" x 14'4"

Bedroom
8'11" x 10'4"

Bedroom
8'5" x 11'6"

Bathroom

Bedroom
13'11" x 18'11"

Ensuite

Garden
33'9" x 26'1"



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