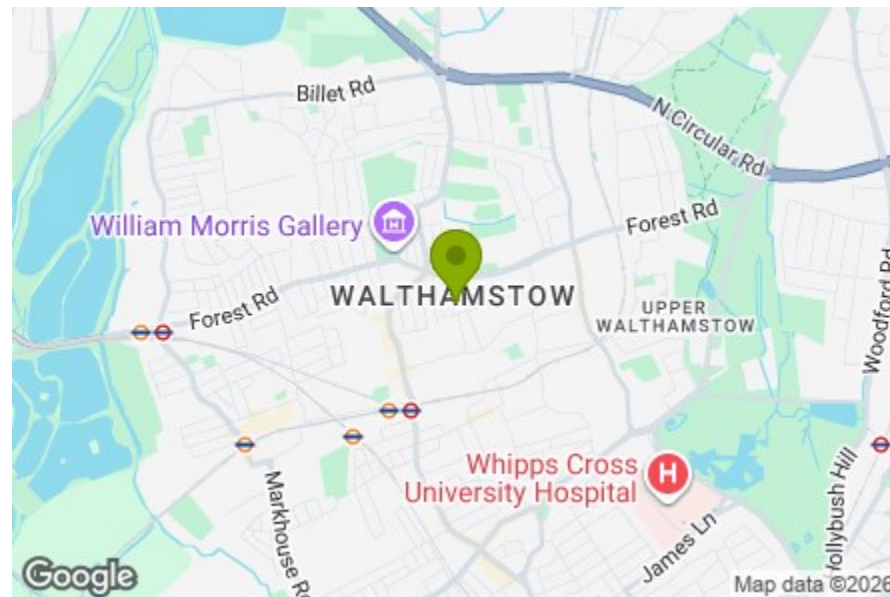




Total Area (Excluding Loft Room): 121.8 m<sup>2</sup> ... 1311 ft<sup>2</sup>

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.

- Reception  
13'3" x 13'11"
- Reception  
11'1" x 11'11"
- Kitchen/Diner  
10'2" x 20'4"
- Shower Room
- Bedroom  
6'0" x 8'8"
- Bedroom  
10'4" x 13'11"
- Bedroom  
11'1" x 12'0"
- WC
- Bathroom
- Bedroom  
10'2" x 16'4"
- Loft Room  
15'4" x 11'5"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## FALMER ROAD, WALTHAMSTOW

### Offers In Excess Of £850,000 Freehold 4 Bed House



#### Features:

- Four Bedrooms
- Victorian Terraced House
- Chain Free
- Kitchen Diner
- Over 1300 Sq Ft
- Close to Walthamstow Central Station

A generous, vacant and chain-free four-bedroom Victorian terrace with an additional loft room. Boasting two reception rooms, a spacious kitchen diner, two bathrooms/WCs and an enclosed garden. Set on a tree-lined road near Lloyd Park, Fellowship Square, Walthamstow Central Station and the Village.

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0203 397 9797

**E18 & IG8**  
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**E8, E9, E5, N16, E3 & E2**  
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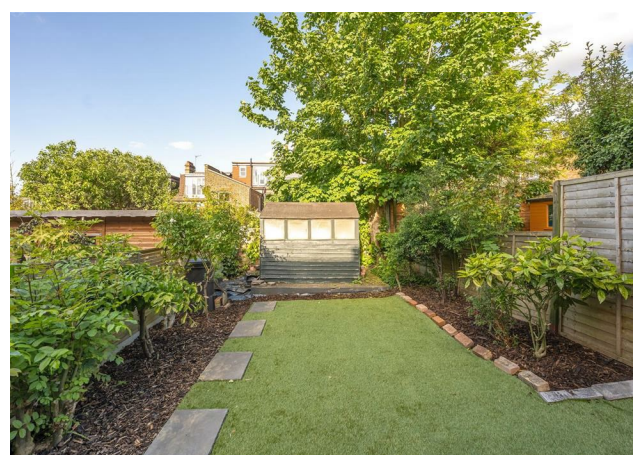
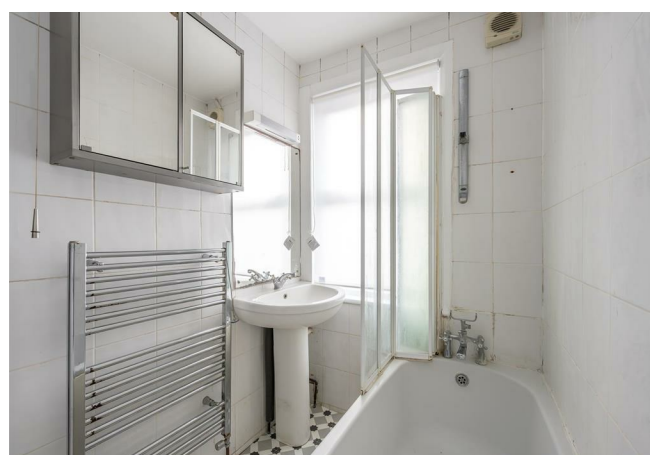
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**IF YOU LIVED HERE...**

You'd step into a classic hallway, with two separate reception rooms leading from it. The front reception has a bay window, fireplace and warm wooden flooring, while the second reception offers another calm living space, ideal as a snug, dining room or home office.

To the rear, the kitchen diner stretches across an impressive 20'4, with plenty of room for everyday meals and gatherings. There's a practical run of cabinetry, good worktop space and direct access out to the garden, which is neatly arranged with planted borders and space to sit out in warmer months. A downstairs shower room sits just beyond the kitchen diner, adding useful flexibility.

Upstairs, there are four bedrooms, including two well-proportioned front rooms with period fireplaces, a generous rear bedroom and a smaller fourth bedroom that would work well as a nursery, study or dressing room. A family bathroom and separate

WC complete this floor, while the loft room above adds further usable space, with skylights and eaves storage.

**WHAT ELSE?**

- Walthamstow Central is close by, giving you Victoria line and Overground connections, along with The Mall, the market and plenty of handy day-to-day amenities.
- Walthamstow Village is within easy reach for a slower weekend wander, with Orford Road's pubs, cafés and restaurants always a lovely draw.
- Lloyd Park and the William Morris Gallery are also nearby, offering green open space, exhibitions, gardens and a much-loved local café.



**A WORD FROM THE OWNER...**

"Our house has been a cherished family home for many years, tucked away on a peaceful street where neighbours genuinely look out for one another. It has always felt like a quiet sanctuary and a real sweet spot between everything Walthamstow has to offer. We've loved being perfectly placed between the green spaces of Lloyd Park and the historic charm of the Village. The location is exceptional - we are moments from the spectacular fountains at Fellowship Square and the vibrant independent cafés of the Central and Village area hubs. Everything we need is right on our doorstep. Inside, our home retains its period character and 'good bones', providing a bright blank canvas. There is clear scope to add value and future-proof the space too; while there is already a loft room, adding a dormer or a side-return extension, as many of the neighbours have (STPP), would create even more room to grow. Offered entirely vacant and chain-free, it represents a simple, straightforward move into a friendly community that truly has it all."

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