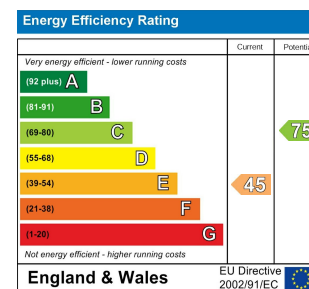




- Reception Room
13'10" x 12'5"
- Kitchen/Diner
22'0" x 11'5"
- Bedroom
11'2" x 10'5"
- Bedroom
13'8" x 10'11"
- Bedroom
13'1" x 10'7"
- Bedroom
11'4" x 10'7"
- Playroom
13'1" x 10'9"
- Bathroom
8'3" x 8'1"
- Bathroom
6'7" x 5'5"
- Bathroom
7'5" x 4'10"
- Garden
29'6"
- Utility Room
6'8" x 5'5"



HATHERLEY ROAD, WALTHAMSTOW

Offers In Excess Of £899,995 Freehold
4 Bed Flat



Features:

- Stunning Four Bedroom Property
- Fully Refurbished and Extended by the Current Owners
- Large Open Plan Kitchen Diner
- Lower Ground with Bedroom and Bathroom for Flexible Accommodation
- Stunning Bathrooms
- Bespoke Joinery Throughout
- Packed with Period Features
- Beautiful Private Garden
- Moments to Walthamstow Central

Nestled on a peaceful residential street just moments from Walthamstow Central, this beautifully refurbished four bedroom home offers over 1,500 sq ft of thoughtfully designed living space. Hatherley Road places you within easy reach of the independent cafés, restaurants and shops around Hoe Street and Walthamstow Village, while excellent transport links make getting across London wonderfully straightforward.

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

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IF YOU LIVED HERE...

Beyond the handsome brick frontage, you'll find a home that has been carefully extended and renovated by the current owners while retaining plenty of its original character. The bay-fronted reception room is a warm and inviting first introduction, with bespoke fitted joinery framing a feature fireplace and creating a calm, comfortable setting for everyday living.

To the side, the generous kitchen and dining space stretches more than twenty-two feet in length. Exposed brickwork and large glazed doors combine to create a bright, sociable room designed with family life in mind. The garden sits directly beyond, offering a private outdoor space for dining, entertaining or simply enjoying a quiet morning coffee. A ground floor bedroom sits off the hallway, while a beautifully finished bathroom and separate utility room are positioned towards the rear.

The lower ground floor adds a great deal of flexibility, with a further bedroom, playroom and an additional bathroom. Whether

used for guests, growing families, working from home or creative pursuits, this level offers plenty of options. Upstairs, the first floor is dedicated to the principal bedroom and another stylish family bathroom. Throughout, bespoke storage solutions, carefully considered finishes and a wealth of period features give the home a cohesive and characterful feel.

WHAT ELSE?

- Walthamstow Central station is a short stroll away, offering swift Victoria line and Overground connections into central London.
- Spend weekends exploring Walthamstow Village, home to favourites including Eat 17, Ruff's Bistro, Peeld and The Queen's Arms.
- Lloyd Park, the William Morris Gallery and the wide open spaces of Hollow Ponds are all within easy reach for walks, cycling and outdoor afternoons.



WORD FROM THE OWNER...

"My wife and I have lived here for 12 years which says it all I think, we have started to raise our family here and had many happy years here."

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