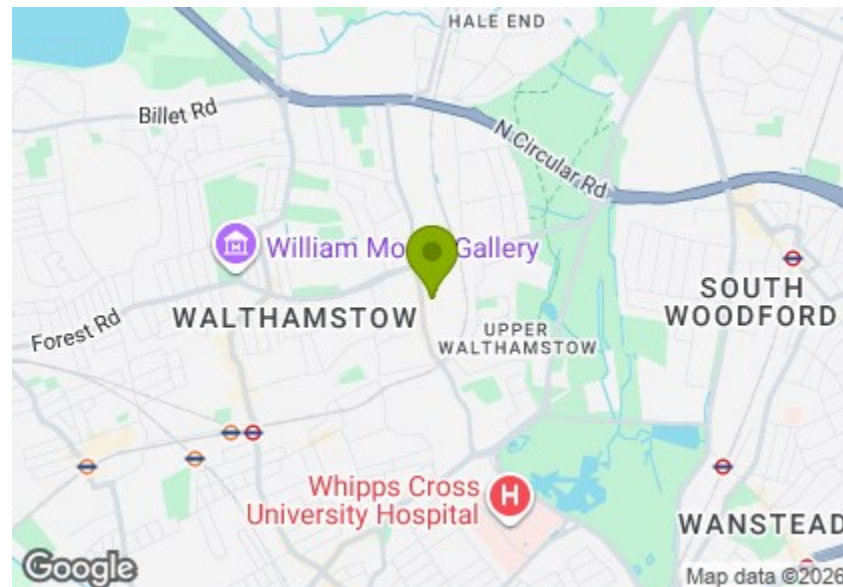




Total Area (Excluding Eaves Storage): 106.7 m² ... 1148 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



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



WOODLANDS ROAD, WALTHAMSTOW

Offers In Excess Of £890,000 Freehold

3 Bed House - Mid Terrace



Features:

- Large Three Bedroom Family Home
- Victorian Terrace with Stunning Extended Kitchen
- Private Landscaped Garden
- Stripped Wooden Floors
- Loft Conversion with Principal Bedroom with En-Suite
- Wood Burner
- Beautifully Finished Bathrooms
- Quiet Residential Location
- Close to Wood Street Station

This beautifully developed three-bedroom Victorian terrace has been artfully extended, creating a striking spacious family home. The interior finish is flawless, with carefully chosen design details and original period features adding charm and character throughout, while the landscaped rear garden provides secluded outside space.

Woodlands Road is a quiet, tree-lined road tucked just off the vibrant and fast-developing Wood Street neighbourhood, resulting in a peaceful setting with easy access to independent shops, cafés and excellent transport links.

REQUEST A VIEWING
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0203 397 2222

E4 & N17
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E17 & E10
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0203 369 1818

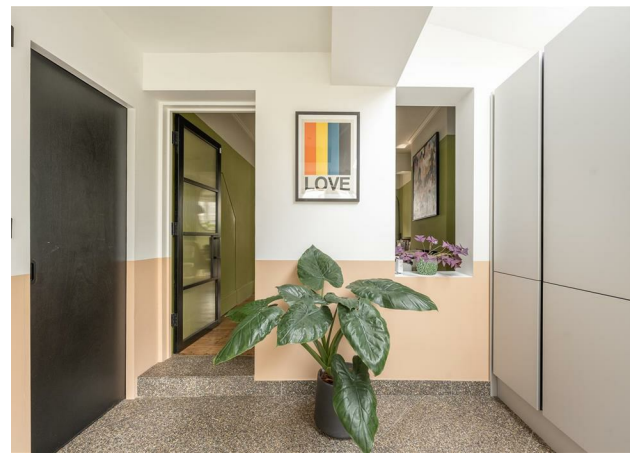
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IF YOU LIVED HERE...

Beyond that stunning brickwork and bay frontage, you'll find an impressive home with a careful balance of traditional features and contemporary updates across its 1,148 square feet. Your double reception enjoys a great flow of natural light thanks to the large bay windows, while the decor is pristine. Features such as the original flooring, column radiators, wood burner stove and ornate coving add plenty of character. You'll find more stylish design in the kitchen-diner, where integrated appliances, black fittings and sleek units contrast beautifully with soft blush tones. There's ample space for dining, as well as a central island for food prep and casual coffees. The WC is a welcome convenience, while generous Crittall-style doors and skylights flood the space with natural light. At the rear, the spacious garden features a sun-trap patio and lush lawn, along with bespoke beds and smart horizontal slatted fencing. On the first floor, there are two bright and beautifully finished bedrooms (the colour-drenching in the front room is a real highlight), along with a stylish bathroom that wouldn't look out of place in an interiors glossy. Finally, the loft hosts an additional bedroom, again beautifully designed, plus another contemporary bathroom and plenty of eaves storage. You're only seven minutes from Wood Street station, where you can nip to Liverpool Street in 18-20 minutes on the Weaver Overground, or change one stop down the line at Walthamstow Central for the ultra-efficient Victoria line. When it comes to green space, you're spoilt for choice. Head towards St

Peter-in-the-Forest to enjoy the peaceful beauty of Epping Forest, or stroll the other way to Hollow Ponds for more open greenery and even a boating lake. For something a little different, Fellowship Square is just a 15 minute walk away, with its popular fountains and a calendar of cultural events hosted by the local council. As for food and drink-based perks, you're in luck because Wood Street is thriving... Not only does it look great thanks to the good work of local mural studio Wood Street Walls, several exciting new stores and eateries have popped up amongst the old favourites, like the brilliantly unique Wood Street Indoor Market and local institution garden centre Lancasters. Not sure where to start? Try the new-ish craft beer bar Wood Street Bear, tasty brunch spot Dudley's and the Wood Street Bakery (the jalapeño and cheese twist is a must).

WHAT ELSE?

- You're only a 14 minute stroll to the Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as Pillars, Malt Haus and Mother's Ruin.
- Parents will be pleased to learn that you have numerous primary/secondaries nearby, plus plenty of playgrounds and family event programmes.
- Walthamstow Village is a short stroll away, where you've got everything from pizza and authentic sushi to fish and chips and gastro grub.



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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Reception
10'4" x 24'5"

Bathroom
7'6" x 8'1"

WC

Bedroom
11'7" x 17'3"

Kitchen/ Diner
12'5" x 17'7"

Bathroom
7'2" x 8'0"

Bedroom
12'8" x 13'0"

Garden
21'7" x 13'9"

Bedroom
7'8" x 11'2"



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