



Total Area: 93.6 m² ... 1008 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only

Reception Room
12'9" x 11'11"

Reception Room
11'3" x 10'3"

Kitchen
10'3" x 5'6"

Bedroom
15'3" x 10'5"

Bedroom
11'3" x 7'8"

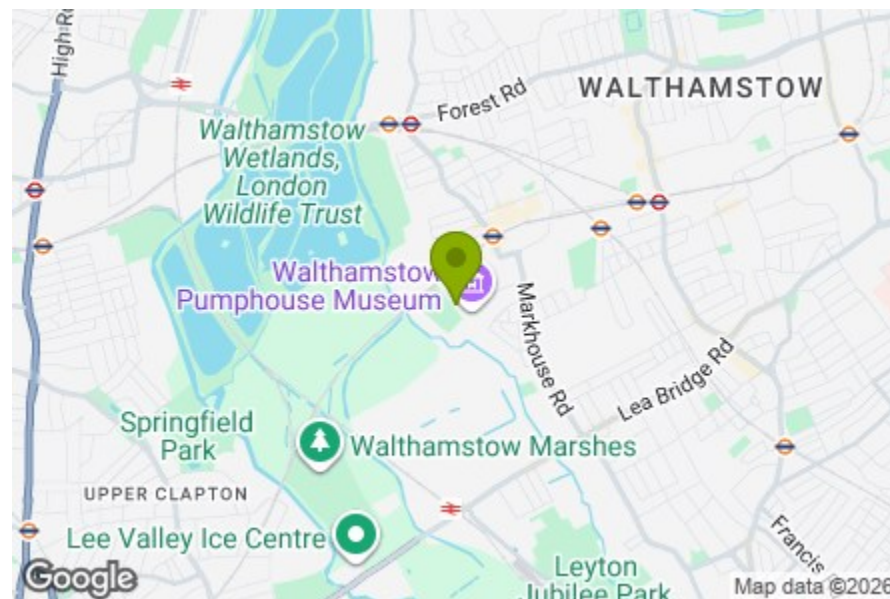
Bathroom
10'2" x 5'9"

Bedroom
12'5" x 10'9"

Bedroom
10'3" x 5'6"

Shower Room
5'4" x 4'11"

Garden
32'9"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(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



HARTINGTON ROAD, WALTHAMSTOW Offers In Excess Of £775,000 Freehold 4 Bed House - End Terrace



Features:

- Four Bedrooms
- Victorian End Terrace
- Arranged Over Three Floors
- Well Presented
- Brick Fronted
- Secluded Private Garden
- Close to Walthamstow Wetlands
- Short Walk to St James Street Station

Unfolding over three floors, this beautiful four-bedroom Victorian end terrace sits on a quiet residential street in Walthamstow. With a brick-fronted façade, a secluded private garden and generous proportions throughout, you're within walking distance of the Victoria line, while the Overground from nearby St James Street takes you to Liverpool Street.

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

STOWBROTHERS.COM
@STOWBROTHERS

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0203 397 9797



IF YOU LIVED HERE.....

Step through the front door and into a welcoming hallway, where the ground floor unfolds into two reception rooms. The front reception is bright and inviting, with a woodburner, elegant corning and wooden flooring bringing a sense of character and warmth. The second reception sits just beyond, with a cast-iron fireplace adding another lovely period detail.

To the rear, the kitchen is finished with slate grey tiling underfoot, with a window overlooking the secluded garden and a door providing direct access outside, making it easy to move between inside and out.

Upstairs, the principal bedroom continues the period feel with wood-shuttered windows and more original floorboards. There's another bedroom on this floor, along with a fresh, well-kept family bathroom. The top floor is home to two further bedrooms and a second bathroom, thoughtfully arranged within the roofline with useful eaves storage.

Outside, the garden feels secluded and private, a calm, green space that's easy to settle into, whether you're planting, relaxing or gathering with friends on warmer days.

WHAT ELSE?

- If you feel like a change of green scene from St James Park, you'll find the expanses of Lee Valley Park just a ten minute stroll away. The wildlife haven of Walthamstow Wetlands is close by too.
- You're a six minute walk from St James Street Station, where the Overground can whisk you over the marshes to Liverpool Street in twenty minutes.
- Nip into Incoming Coffee at St James Street for maybe the best flat white in Walthamstow.



A WORD FROM THE OWNER.....

"We've loved living in this home. It's where we brought our two children home and watched them grow, and it's been a brilliant place for family life. We've spent countless days in St James Park, and the marshes and wetlands have been a constant backdrop to weekends — bikes, walks, and runs.

The area has everything you end up relying on day to day — great bakeries, coffee spots, local pubs and restaurants — all the little places you get to know properly and keep going back to.

We both work in the city also and find the commuting options fantastic, whether you're using the Victoria line to go to central London or the Overground to get to Liverpool street.

There's a real sense of community here, and we've been lucky with wonderful neighbours on the street who've become friends."

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