THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT

Total Area: 110.2 m² ... 1186 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.

Reception
16'1" x 12'2"

Kitchen
11'0" x 10'3"

Reception
14'3" x 13'6"

Shower/WC
4'7" x 9'6"

Bedroom
10'6" x 11'0"

Storage
5'2" x 3'9"

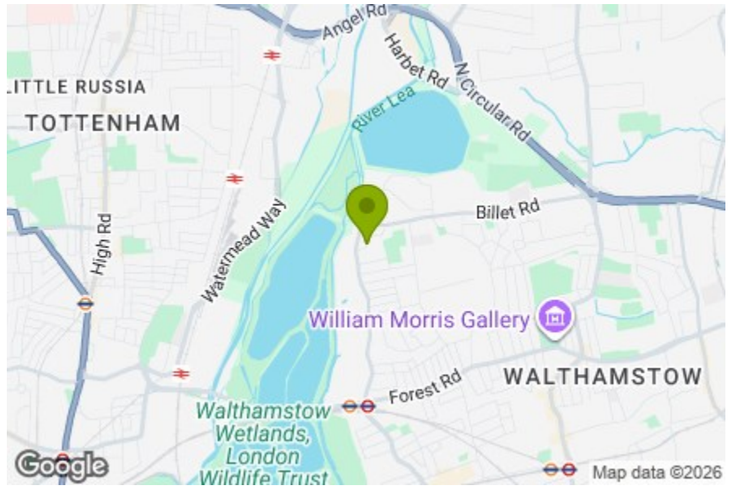
Bedroom
8'0" x 11'1"

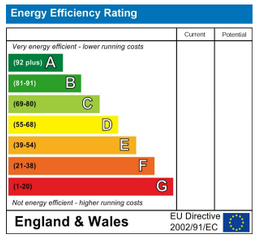
Bedroom
7'9" x 7'11"

Bedroom
11'5" x 15'9"

Ensuite
5'8" x 6'7"

Garden
41'11" x 17'0"





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

SUTTON ROAD, WALTHAMSTOW

Offers In Excess Of £650,000 Freehold

4 Bed House

Features:

- 4 bedrooms
- Approx. 1186 sqft
- Attic conversion
- Kitchen extension
- Beautifully presented
- Large rear garden

Set on a quiet residential street in the heart of Walthamstow, this beautifully presented four bedroom family home offers over 1,180 square feet of thoughtfully arranged living space, complete with a generous rear garden and a loft conversion. St James Street, Walthamstow High Street and a wealth of independent cafés, restaurants and green spaces are all within easy reach, making this a wonderfully connected spot to call home.

REQUEST A VIEWING
0203 397 9797

REQUEST A VIEWING
0203 397 9797

IF YOU LIVED HERE...

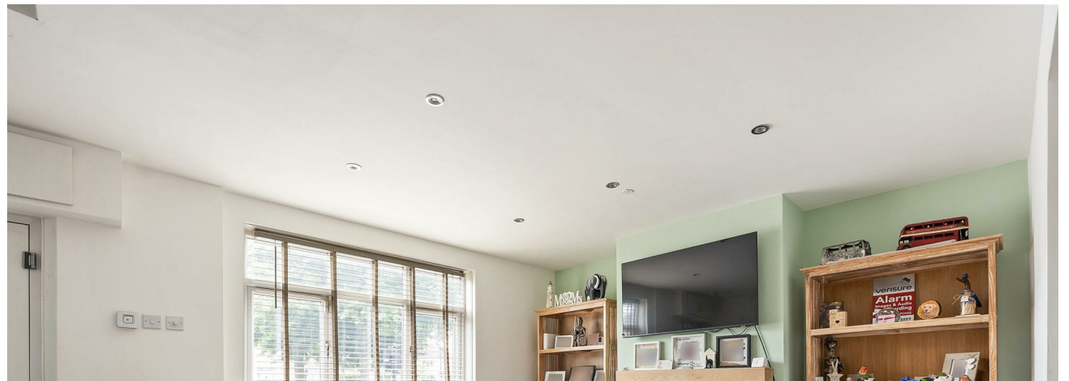
Step through the front door and into a bright, welcoming home where the layout has been carefully adapted for modern family life. At the front, the first reception room is a comfortable and cosy retreat, with a large window drawing in plenty of natural light. To the rear, a substantial second reception room forms the heart of the home, enhanced by the kitchen extension and skylights overhead. There is ample room for dining, relaxing and entertaining, while patio doors frame views of the garden and allow the outside to become part of everyday life.

The kitchen sits neatly between the two reception rooms and is finished in a clean, contemporary style with sleek cabinetry and generous worktop space. Just alongside, a ground floor shower room adds extra practicality. Throughout the house, the interiors are calm, bright and beautifully maintained, creating a home that feels immediately comfortable and easy to settle into.

Upstairs, the first floor provides three bedrooms arranged around a central landing. The principal bedroom sits to the front, with a second double bedroom overlooking the rear garden and a fourth bedroom that would work equally well as a nursery, study or dressing room. The attic conversion creates an impressive loft bedroom occupying the entire upper floor, complete with its own ensuite shower room and useful eaves storage. Outside, the large rear garden offers plenty of room for summer dining, children's play equipment or keen gardeners looking to make the most of the space.

WHAT ELSE?

· St James Street Overground is within easy reach, with direct services to Liverpool Street in around 20 minutes, while Walthamstow Central offers swift Victoria line connections across the capital.
· Walthamstow High Street, Europe's longest outdoor market, is close by, alongside favourites including The Collab, Chocolatine Bakery, Tonkotsu, Yard Sale Pizza and the recently restored Soho Theatre Walthamstow.
· Lloyd Park is a short stroll away, offering landscaped gardens, tennis courts and the William Morris Gallery, while families will appreciate the range of highly regarded local schools nearby.



WORD FROM THE OWNER...

"This house has been in my late Husband's family for nearly 60 years. Life has changed a lot in the past few years & we (my golden lab & me) feel now is the right time to move forward. We would love for a family to make lots of new memories here & enjoy the house as much as we have. We are very close to Blackhorse Road tube & the area has plenty of schools & parks too. Neighbours both sides are lovely & we will miss them."

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM