

## BARCLAY ROAD, WALTHAMSTOW

### Offers In Excess Of £975,000 Freehold

### 4 Bed House



#### Features:

- Victorian Style Family Home
- Walthamstow Village Location
- Four Bedrooms
- Two Bathrooms
- Two Receptions
- Laid Out Over Three Floors
- 1448 square feet
- Beautifully Presented

A beautifully presented four bedroom Victorian family home in the heart of Walthamstow Village, one of E17's most loved pockets. With its elegant period frontage, generous proportions and thoughtfully finished interiors, this is a home with a lovely sense of character, calm and everyday ease, all just moments from independent cafés, restaurants, green spaces and excellent transport connections.

REQUEST A VIEWING  
0203 397 9797

**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

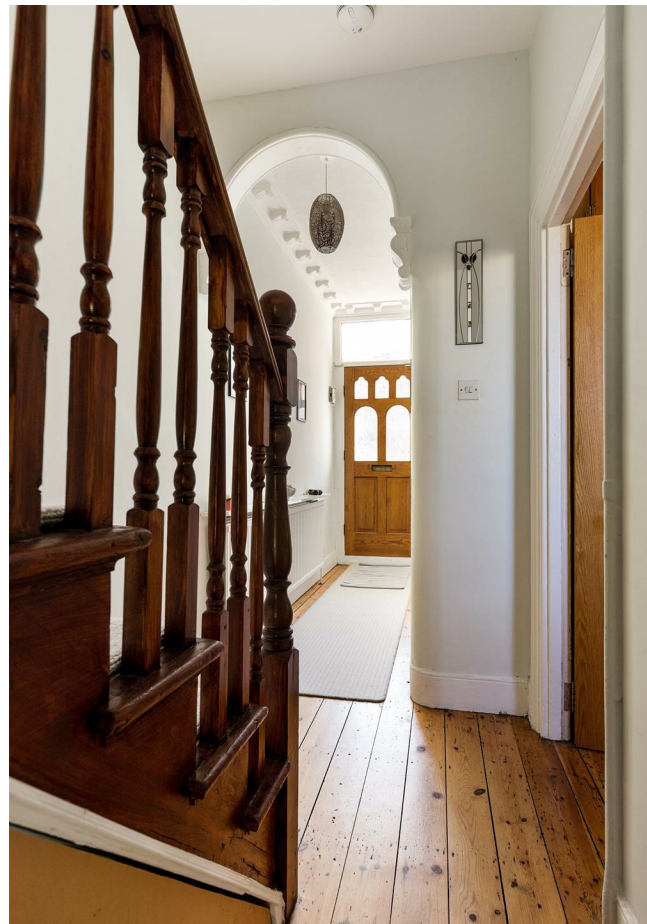
**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**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



#### IF YOU LIVED HERE....

Step inside and you'll find a generous through reception room, separated by doors to allow the space to be opened up or used more privately. The bay fronted front section offers a calm place to relax, while the rear section works beautifully as a dining or family area, flowing naturally towards the kitchen. At the back of the house, the kitchen offers plenty of worktop and storage space, room for dining and direct access to the garden. A useful cellar provides valuable additional storage.

Up on the first floor are three well proportioned bedrooms and the family bathroom, complete with a bath and shower over the bath. The principal bedroom stretches across the full width of the house at the front, while the remaining bedrooms offer flexible accommodation for family life, guests or working from home. The top floor is dedicated to a spacious fourth bedroom, served by its own shower room and useful eaves storage, creating a peaceful retreat away from the rest of the house. Beautifully presented throughout, and offering 1,448 square feet of living space arranged over three floors, the interiors strike a lovely balance between period character and everyday practicality.

#### WHAT ELSE?

- Walthamstow Village is moments away, with favourites including Eat 17, Orford Saloon, Axe & Ember Smokehouse and Village Bakery, alongside a wonderful collection of independent shops and welcoming pubs.

- Both Walthamstow Central and Wood Street stations are within walking distance, offering excellent rail connections across London, while numerous local bus routes make it easy to reach surrounding neighbourhoods and beyond.

- Hollow Ponds and Epping Forest are both close by, offering acres of woodland, open green space and scenic walking and cycling routes. Lloyd Park and the William Morris Gallery are also within easy reach, along with several Ofsted-rated Good and Outstanding local schools.



#### 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

REQUEST A VIEWING  
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM



REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM



**Reception Room**  
14'1" x 12'9"

**Bedroom**  
12'1" x 11'1"

**Reception Room**  
11'11" x 11'1"

**Bathroom**  
9'5" x 6'2"

**Kitchen**  
21'5" x 9'1"

**Bedroom**  
9'1" x 8'2"

**Cellar**  
24'1" x 5'2"

**Bedroom**  
18'11" x 10'5"

**Bedroom**  
16'6" x 12'1"

**Garden**  
19'8"



REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM