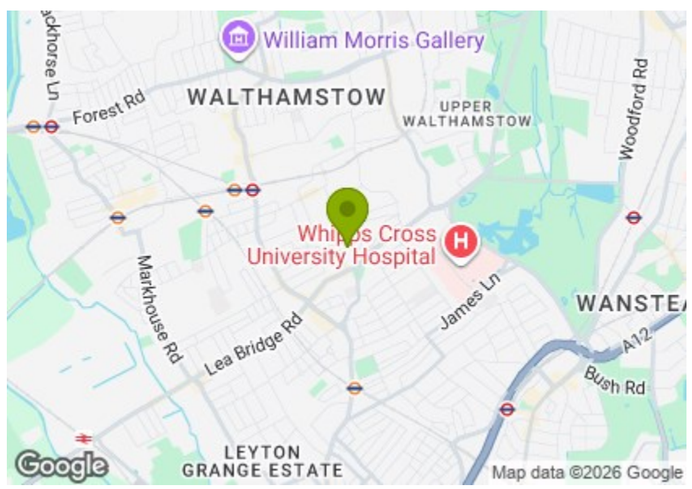
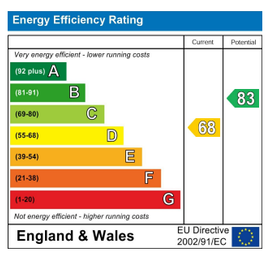


Total Area: 186.4 m² ... 2006 ft² (excluding atrium)

All measurements are approximate and for display purposes only





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GROVE ROAD, WALTHAMSTOW

Offers In Excess Of £1,500,000 Freehold

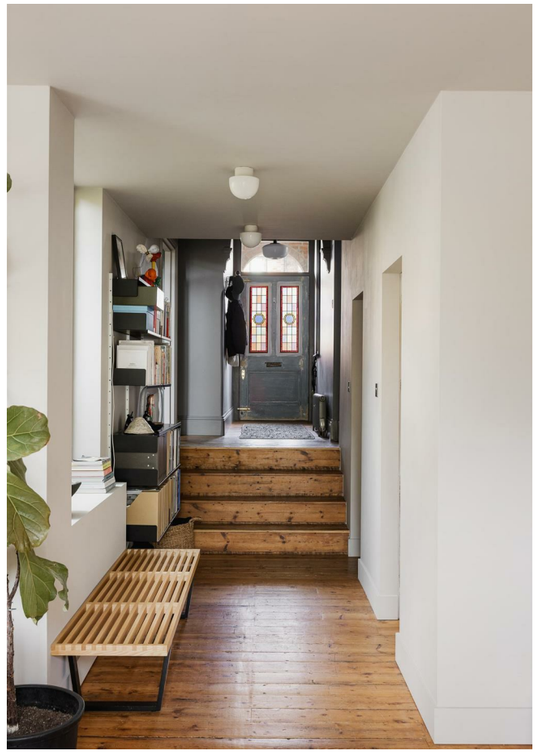
4 Bed House

Features:

- Beautiful Freehold House
- Bay Fronted Kitchen Diner
- Large Reception Leading to the South Facing Garden
- Garden Studio
- Downstairs WC and Boot Room
- Family Bathroom and Utilty to the First Floor
- Fitted Wardrobed to all Bedrooms
- Principal Suite to the Loft
- Stunning En-Suite
- Moments to Walthamstow Village

A beautifully composed freehold home, centred around a bay-fronted kitchen diner and a generous reception space that opens directly onto a south-facing garden, complete with a garden studio. A downstairs WC and boot room add practicality to the ground floor, while the first floor offers a family bathroom alongside a separate utility room. Each bedroom is appointed with fitted wardrobes, and the loft has been thoughtfully arranged as a principal suite featuring a striking en-suite. All set just moments from the ever-desirable Walthamstow Village, known for its independent shops, cafés and historic charm.

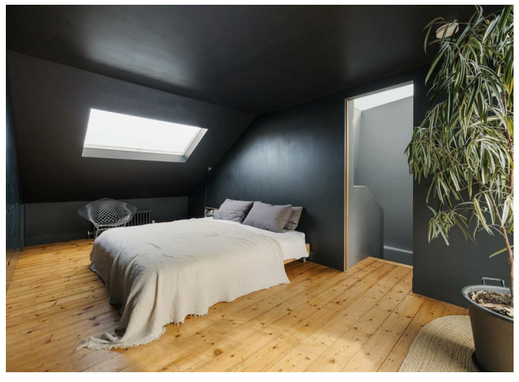
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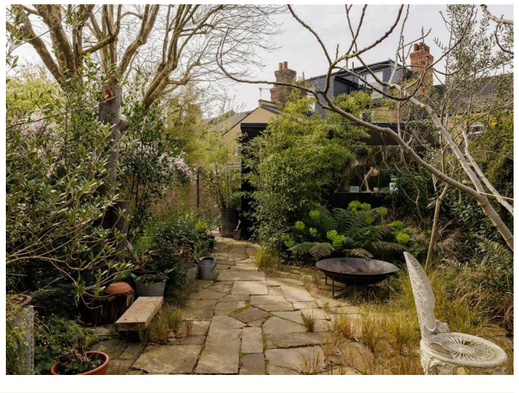












IF YOU LIVED HERE...

Warm London brickwork and elegant sash windows establish an assured tone, with an arched porch and stained-glass detailing framing the entrance. A neatly planted approach softens the frontage, while the bay window adds depth and presence.

Inside, the hallway introduces the home through soft tones, warm timber underfoot and classic coving overhead, with coloured glass casting a gentle glow. From here, spaces unfold with an easy, natural rhythm. The kitchen and dining area has a confident, considered feel, where rich green cabinetry and wood flooring sit comfortably around a generous island. A period fireplace anchors the dining space, while the bay window and full-height glazing to the atrium draw in light and extend the sense of volume. A separate reception room offers a more relaxed setting, centred around a wood-burning stove with built-in seating and framed by wide glazing that connects seamlessly to the garden. A distinctive WC and a useful boot room sit just off the hallway, well integrated into the flow of the ground floor.

Beyond, the south-facing garden has a gently layered, almost secret-garden quality, with winding stone paving and established planting creating a series of places to pause. At the far end, a considered studio, lined in timber and finished with wide glazing, provides a quiet, adaptable retreat.

Upstairs, three bedrooms each carry their own identity through colour and light, unified by warm timber floors. A utility space and a shower room with full-height rose-toned tiling complete this level with a confident, design-led feel.

The top floor is devoted to a striking principal suite, where deep-toned walls and skylight illumination create a restful, immersive atmosphere. Doors open to a Juliet balcony, drawing in leafy views and adding a gentle connection to the outside. A wide opening then leads through to an ensuite defined by terrazzo and brushed brass, with a freestanding bath beneath the skylight and a walk-in shower beyond.

Just a short walk away, Walthamstow Village offers a distinctly characterful pocket of East London, where cobbled streets and period buildings frame a well-curated mix of independent spots. Bern's & the Beans is known for carefully sourced coffee and a considered brunch menu, while The Castle is a long-established pub with a loyal following and garden. Boutiques and specialist shops add further depth to the setting. For green space, Leyton Flats stretches out nearby as part of Epping Forest, offering expansive walking routes, while Henry Maynard Primary School, rated outstanding, is around seven minutes away among a strong selection of schools.

WHAT ELSE?

Transport connections are straightforward, with Walthamstow Central Station and Leyton Midland Road Station both around a 15-minute walk, offering Victoria line and Overground services into Liverpool Street and routes across the capital.



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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Kitchen / Diner
14'4" x 27'1"

Atrium

Reception Room
21'10" x 12'5"

Boot Room

WC

Shower Room
6'2" x 8'5"

Bedroom
12'0" x 11'11"

Bedroom
12'5" x 11'11"

Bedroom
11'1" x 10'1"

Utility

Bedroom
11'4" x 19'6"

Ensuite
5'3" x 18'4"

Garden
20'8" x 47'6"

Garden Studio
12'7" x 12'5"

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