



Reception Room
15'3" x 11'8"

Reception Room
12'4" x 10'2"

Kitchen
9'3" x 6'6"

Bedroom
17'3" x 13'6"

Bedroom
12'8" x 10'0"

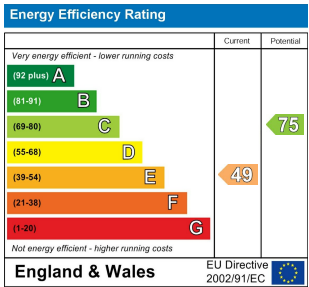
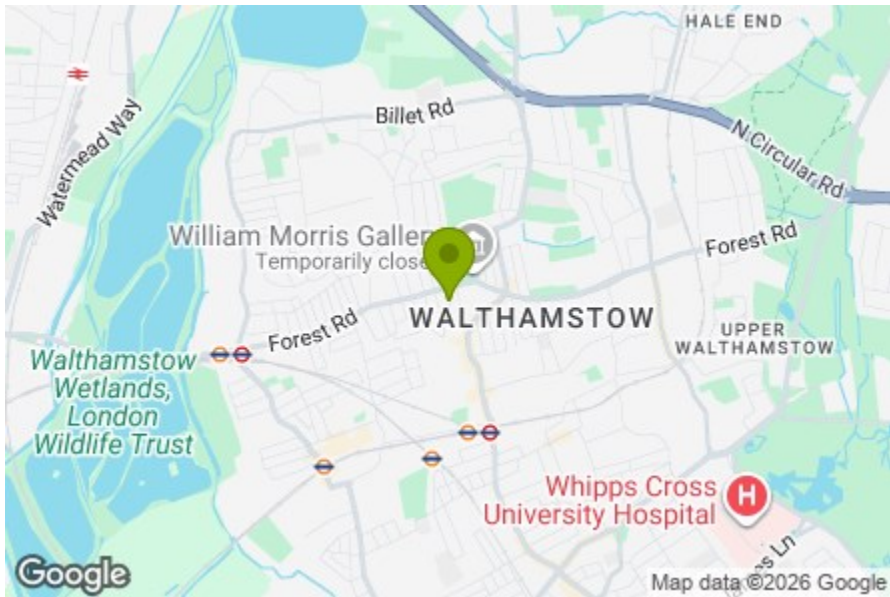
Bedroom
12'4" x 10'0"

Bedroom
10'9" x 10'7"

Bathroom
6'11" x 6'3"

WC

Garden
19'8"



PEARL ROAD, WALTHAMSTOW

Offers In Excess Of £860,000 Freehold
4 Bed House - Mid Terrace



Features:

- Four Bedroom House
- Central Walthamstow Location
- No Chain
- First Floor Bathroom/WC
- 1200 sqft

Situated in the heart of Central Walthamstow, this generously proportioned four bedroom home offers a practical family-friendly layout and the added benefit of being offered with no onward chain. With Walthamstow Central, Lloyd Park and the area's much-loved independent cafés, restaurants and shops all within easy reach, it's a wonderfully placed home with everything this vibrant neighbourhood has to offer close at hand.

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

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IF YOU LIVED HERE...

You'll be enjoying a wealth of sociable space, with the first of your twin receptions alone totaling 180 square feet, with light blonde hardwood underfoot, pristine white walls and plenty of natural light from the large bay window. Your dining room to the rear is just as smartly decked out and features an overhead wine rack plus handy utility counter. From here you can step out into the zero-maintenance rear courtyard.

Your adjacent kitchen is smart and sleek with glossy grey cabinets, marble effect countertops, matching floor tiles, chrome fittings and a full suite of integrated appliances including an overhead microwave. Upstairs your master bedroom is an astonishingly capacious 240 square feet, bright and beautiful with that huge bay window and more blonde hardwood underfoot.

Your remaining three bedrooms are all substantial doubles, ranging from 100 to 130 square feet and all similarly smartly styled with more of that blonde engineered hardwood underfoot

throughout, while your bathroom's a glossy modern affair in slate grey and chrome with a designer rainfall shower.

WHAT ELSE?

- The independent restaurants, bars and foodie pubs of Hoe Street are less than a quarter mile on foot from your front door. Our picks? Yard Sale Pizza, Brioche Burger and Ye Olde Rose & Crown Theatre Pub (where you can sometimes catch surprisingly big names trying out new material).

- The comprehensive transport links of Walthamstow Central are just a half mile on foot, for direct twenty minute runs to Oxford Circus and Liverpool Street.



WORD FROM THE OWNER...

"We absolutely loved our time living here. We called this house our home for five years, and it is truly a special place. What we've valued most is the perfect balance of quiet, peaceful living combined with incredible convenience. Everything you could need—groceries, charming cafés, bakery, pubs and the underground station—is all within a 10-minute walk. Epping Forest and large supermarkets/shopping centres are also a short distance away.

?Having the beautiful Lloyd's Park and the William Morris Gallery right on our doorstep has been a highlight, especially with the vibrant farmers market held there each week. The area is wonderful for families, filled with friendly neighbors and a true sense of community, including lovely summer street parties.

?Inside, the house offers fantastic space. We particularly loved the master bedroom, which comfortably accommodates a king-size bed, and the recent updates to the kitchen and bathroom have given the whole home a fresh, clean, and modern feel. The outdoor space has been an absolute delight in the summer months, and there is also fantastic potential for a loft conversion to add even more value and space. We hope the next owners enjoy living here just as much as we have!"

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