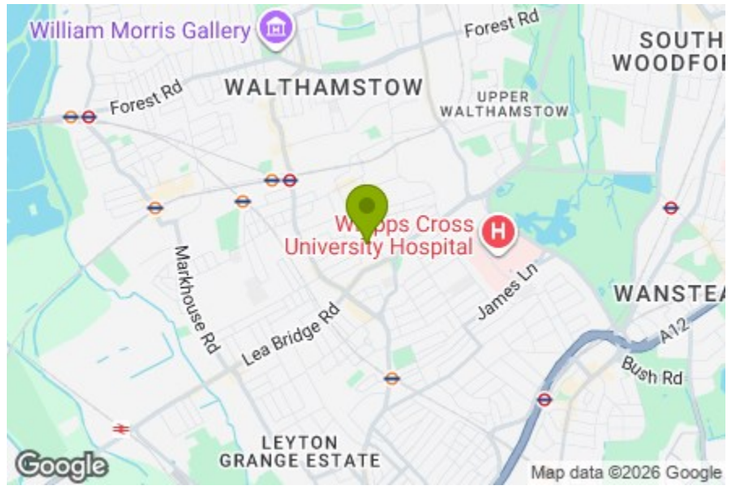




Front Garden
29'2" x 18'8"

Reception Room
15'8" x 13'8"

Kitchen/Dining/Reception Room
20'8" x 23'3"

WC

Bedroom
8'11" x 13'8"

Bedroom
9'4" x 11'1"

Bedroom
9'10". 17'11"

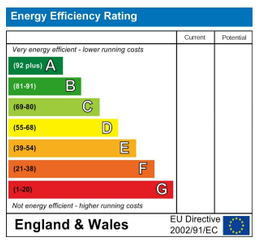
Ensuite
4'8" x 6'9"

Bedroom
8'7" x 10'4"

Bathroom
5'11" x 7'1"

Rear Garden
40'8" x 37'0"

Garden Studio



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FRASER ROAD, WALTHAMSTOW

Guide Price £1,800,000 Freehold

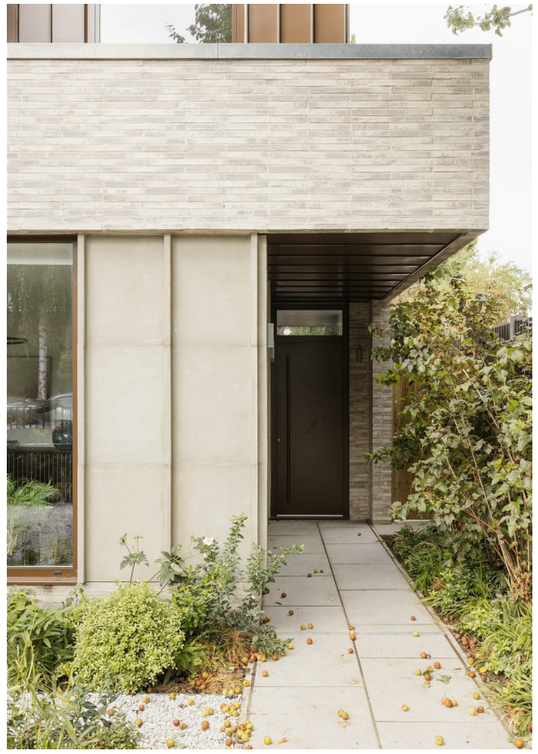
4 Bed House

Features:

- Detached Four Bedroom, Two Bathroom New Build House
- Unparalleled Finish
- Underfloor Heating, Air Source Heat Pump, Solar Panels
- Herringbone Wood Flooring
- Leicht Kitchen with Composite Stone Worktops & Oak Finishes.
- Miele Appliances and Quooker Boiling Water Tap
- Utility and Downstairs WC
- West Facing Private Garden with Summerhouse
- Walthamstow Village Location

Set in the heart of sought-after Walthamstow Village, this detached four-bedroom new-build home has been Designed by renowned Architects Smith and Newton and offers a rare combination of thoughtful contemporary design, exceptional finish and all the practical advantages of a modern home. Across its two floors, you'll find beautifully considered living space, a Leicht kitchen with composite stone worktops and oak detailing, herringbone wood flooring, two bathrooms, a utility room and downstairs WC, plus a west-facing private garden with summerhouse.
There's plenty going on behind the scenes too, with underfloor heating, an air source heat pump and solar panels, while the location puts the independent restaurants, coffee shops and gastropubs of the Village within easy reach. Walthamstow Central is around a ten minute walk away, giving you fast connections into both the City and West End.

REQUEST A VIEWING
0203 397 9797















IF YOU LIVED HERE...
From the moment you arrive, there's a real sense that this isn't your standard new-build home, the handmade Danish Petersen Tegl bricks bring a feeling of modernity and individuality, while the clean contemporary architecture is matched by an equally considered interior. With tiles sourced from Mandarin Stone and Claybrook Studios, Carrara marble basins and wall mounted brushed brass finish brassware, the interior finish really is second to none.
The front reception is flooded with light, with glazing across three walls and herringbone wood flooring adding warmth underfoot. At the heart of the ground floor is the kitchen/diner/living room, where the finish really comes into its own. Leicht cabinetry combines walnut detailing with composite stone worktops, while Miele appliances and a Quooker boiling water tap make it as practical as it is good looking. There's plenty of room for dining and relaxing alongside the kitchen, with a central island effortlessly dividing the zones and creating a sociable setting that works brilliantly for everyday life.
A separate utility room and downstairs WC take care of the practicalities, while underfloor heating keeps things comfortable throughout the ground floor.
Upstairs, you'll find four bedrooms, including one with a beautiful ensuite shower room. The main bathroom is just as stylish, with brass fittings, a marble-style basin and a smart over-tub shower.
Outside, the west-facing garden gives you a lovely place to unwind, with a smart patio, spacious lawn and summerhouse at the rear. Mature foliage and the generous space around the property create a real sense of seclusion, which feels like a rarity in such a central location.
Beyond your front door, you can enjoy exploring in all directions... You're just a few metres from Hucks, where you'll find 'the tastiest coffee, pastries and sourdough,' to quote an article in the Evening Standard. A few minutes further you'll also find authentic sushi takeaway Ohba Leaf Kitchen, while the fantastically cosy Castle gastropub is a similar distance.
A few minutes beyond, Orford Road forms the hub of Walthamstow Village, where you've got more pubs, including The Queens Arms and Nags Head, as well as the award-winning Eat 17, plus much more.
Despite being in such a cosmopolitan hub, you're surrounded by excellent green space, with Lloyd Park and Hollow Ponds at the cusp of Epping Forest within walking distance.

WHAT ELSE?
- Parents will be pleased to know you have an abundance of good schools nearby. It's one of the reasons why the area has become so popular.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well as 17&Central shopping centre and Forest Cinema. Hoe Street also has some fantastic amenities, including the newly opened Soho Theatre Walthamstow.
- While Walthamstow Central is your nearest station (with access to both the Victoria



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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