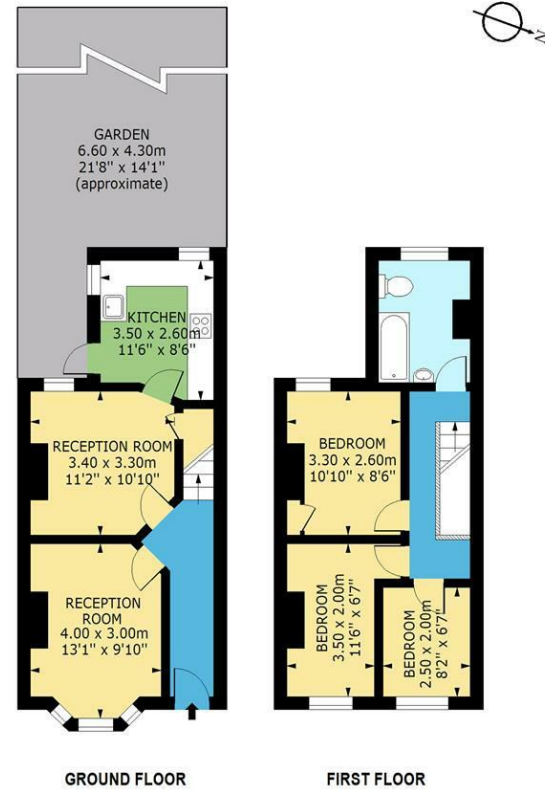


St John's Road, E17  
Approx. Gross Internal Area 793 Sq Ft - 73.67 Sq M



Front Reception  
13'1" x 9'10"

Reception  
11'1" x 10'9"

Kitchen  
11'5" x 8'6"

Bedroom 1  
8'2" x 6'6"

Bedroom 2  
11'5" x 6'6"

Bedroom 3  
10'9" x 8'6"

Garden  
21'7" x 14'1"

**RICS Certified Property Measurer**  
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.  
lpaplus.com Date: 30/6/2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## ST. JOHN'S ROAD, WALTHAMSTOW Offers In Excess Of £575,000 Freehold 3 Bed House



### Features:

- Three Bedroom House
- Victorian Terrace
- Chapel End Location
- Two Receptions
- First Floor Bathroom
- Easy Access to Wood Street Station
- Chain Free

A neat and smartly appointed three bedroom family terrace in Chapel End, with easy access to Lloyd Park, Wood Street and Walthamstow Village. You have a private rear garden, twin receptions and plenty of scope for further development.

Among the many highlights on your doorstep is the Waltham Forest Feel Good Centre, just a seven minute stroll across Chestnut Field for a range of multi million pound sports facilities including an Olympic pool, state of the art gym, trampoline park and more.

REQUEST A VIEWING  
0203 397 9797

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
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**IF YOU LIVED HERE...**

You'll have a fertile canvas for your interior design ambitions with 800 square feet to arrange as you see fit. Your front lounge and dedicated dining room could be connected to create a twenty four foot deep, dual aspect through lounge with dark striped hardwood running underfoot and simple, cream walls.

To the rear, your kitchen's decked out in a fetching pine suite, while step out in to your garden for a substantial, zero maintenance courtyard. Upstairs now, where your three bedrooms range from from sixty to 100 square feet, and your family bathroom completes things, simply, in white. Finally, with your loft space so far untouched you could follow your neighbour's lead and add a whole new storey (subject to the usual permissions). An enviable wealth of developmental potential.

Our thriving, ever evolving neighbourhood of Wood Street is just five minutes away on foot, for a range of independent restaurants and cafes - be sure to check out the much loved Wood Street

Bakery and the delicious range of burgers at The Duke E17. Wood Street overground station is a little over half a mile away on foot and will get you directly to Liverpool Street in twenty minutes, putting the City around a half hour away door to door. Alternatively, Walthamstow Central station is just one stop away for a quick swap to the Victoria line.

**WHAT ELSE?**

- Walthamstow Village is well worth the fifteen minute stroll, for a diverse range of independent wining and dining establishments drawing visitors from miles around. You're sure to find a favourite.
- The property is presented chain free, for that all important, hassle free move.
- Parents will be pleased to discover five 'Outstanding' Primary/Secondary schools nearby, all less than twenty minutes away on foot.



**A WORD FROM THE EXPERT...**

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD  
E17 BRANCH MANAGER

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