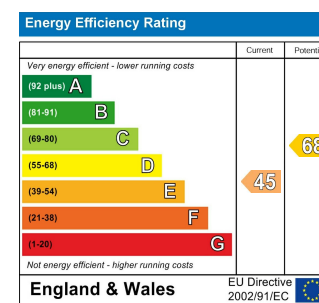




Total Area (Excluding Eaves Storage & Cellar): 202.9 m² ... 2184 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## BLACKHORSE ROAD, WALTHAMSTOW

### Offers In Excess Of £1,000,000 Freehold 5 Bed House



#### Features:

- Double Fronted
- Five Bedroom
- Three Receptions
- Two Bathrooms
- Semi-Detached
- Conservatory
- Close to Both St James and Blackhorse Road Stations

Situated in a fantastic spot between Blackhorse Road and St James Street stations, this epically proportioned five-bedroom semi-detached home offers a fantastic opportunity for anyone looking to lay down roots in a thriving area. As well as the volume of bedrooms, highlights include the three receptions, two bathrooms, spacious rear garden, cellar space and conservatory.

Not only does the location offers excellent transport links, there's also a brilliant mix of thriving eateries and sprawling greenery in the area. No surprise that Conde Nast Traveller recently ranked Blackhorse Road one of UK and Ireland's top destinations to visit in 2024!

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...

You'll love the sense of space that this vast double-fronted home provides. Beyond the stately frontage, you'll find a considered floor plan, with every inch utilised to create a vast living area. The ground floor offers no less than three reception areas, plus a kitchen and large conservatory - and you'll find charming period features throughout. There's ample storage space, including the convenient cellar.

On the first floor you'll find four bedrooms as well as a family bathroom, while in the converted loft you have your fantastically large master bedroom with ensuite and eaves storage.

At the rear you've got a brilliantly large garden, which will be great spot to relax in when the sun is shining - especially when the barbecue is out, but you don't have to venture far to enjoy more greenery; the always lovely Walthamstow Wetlands is a short stroll away. As for urban perks, you're just a short hop from Blackhorse Beer Mile, featuring some of East London's most exciting craft beer breweries, bars and street food, such as Exale, Signature Brew and Big Penny Social - all have a packed event calendar. Even closer to home you'll find True Craft bar and pizzeria, as well as the dynamic box park-style social hub CRATE.

SlowBurn, which was recently named one of the Guardian's essential restaurants to 'try right now', is 16 minutes on foot, while the impressively designed bouldering studio Yonder is even closer.

Need to escape beyond E17? It's just four minutes on foot to St James Street station, where the overground will zip you to Liverpool Street in just 16 mins. Alternatively, take a 10 minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around quarter of an hour. Walthamstow Central station is just 16 minutes, too.

#### WHAT ELSE?

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a lively new food court and mini golf, as well as the convenient chains.
- Parents will be pleased to know you have an abundance of great schools in the area
- Situated in Walthamstow Pumphouse Museum - a 12 minute walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage.



#### A WORD FROM THE OWNER...

"This is a wonderful area with a great community feel. Walthamstow High Street is within walking distance. There are excellent transport links for buses. St James Street overground as well as Blackhorse Road underground stations are all very close by. There are fantastic cycling facilities in the borough, with lovely parks as well as numerous social events taking place within the Borough throughout the year."

REQUEST A VIEWING  
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM



REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM



**Cellar**  
5'5" x 21'11"

**Reception**  
11'1" x 24'6"

**Reception**  
11'0" x 18'6"

**Reception**  
11'0" x 11'11"

**Kitchen**  
15'1" x 9'5"

**Conservatory**  
17'5" x 11'11"

**Utility**

**WC**

**Bedroom**  
12'2" x 13'11"

**Bedroom**  
13'11" x 11'6"

**Bedroom**  
11'0" x 10'11"

**Bedroom**  
8'5" x 10'9"

**Bathroom**

**Bedroom**  
22'11" x 13'8"

**Ensuite**

**Garden**  
approx. 52'11" x 28'10"



REQUEST A VIEWING  
0203 397 9797

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM