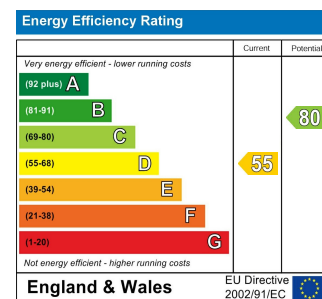




Total Area (Excluding Loft Room): 90.8 m² ... 977 ft²

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.



ROBERTS ROAD, WALTHAMSTOW

Offers In Excess Of £625,000 Freehold

3 Bed House - Terraced



Features:

- Three Bedroom Terrace
- Three Receptions
- First Floor Bathroom / WC
- Additional Loft Room
- Lovely Rear Garden
- Beautifully Presented
- Chain-Free

A substantial three-bedroom period home, situated a short stroll from Walthamstow's beloved Lloyd Park. As well as the enviable location, other highlights include the lovely rear garden, first floor bathroom, three reception rooms and additional loft room, not to mention the stylish features and decor throughout.

Need to head into the centre of London? Hop on one of the frequent buses that run to Walthamstow Central for the Victoria line or Overground.

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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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0203 369 1818

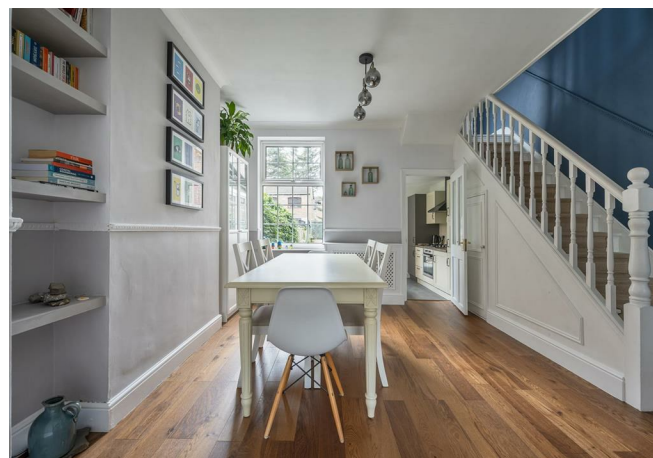
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IF YOU LIVED HERE...

Step in and take a moment to appreciate the devotion to design found within period properties. The adjoining front reception rooms form the brilliantly bright heart of the home, with spotless decor and beautiful features throughout. Although it has the potential to offer two clearly defined areas, it's the grand scale that makes an impression.

The equally bright and airy kitchen is a sleek and neutral affair with smart appliances and pristine fittings - and the additional reception room at the rear will be fantastically convenient, especially with the pantry storage.

You'll love the fact that the bathroom is on the first floor, along with three bedrooms - two doubles and a smaller room perfect for kids. The decor is immaculate, and you can bid farewell to clutter thanks to the fantastic amount of storage space (the carpentry and paint work in the front bedroom is absolutely stunning). You'll find another room and more storage space in the loft, the perfect hideaway.

The garden is one of the key highlights, with its sizeable patio area and charming array of mature foliage. The winding pathway wouldn't look out of place in the formal Victorian garden of William Morris' former home, Lloyd

Park, which is short stroll from your front door.

Beyond the park, you'll soon be able to head up Hoe Street to the Soho Theatre Walthamstow (opening in 2025), but you've got plenty of options now, including the award-winning Ye Olde Rose & Crown theatre pub and a cluster of top-notch restaurants and cafes, including Yard Sale Pizza.

Continue along Hoe Street - or hop on a bus, and you'll soon be at Walthamstow Central station for direct 20 minute journeys to Oxford Circus and Liverpool Street.

WHAT ELSE?

- You have an abundance of great primary/secondary schools in the area, one of the reasons why the area is so popular with young families.
- For a true sense of community, head to see Walthamstow FC in action while enjoying a pint from the sponsors, Exale beer. Their home ground is a mere five minute stroll away.
- Looking for a new local? Try The Dog & Duck, which is just three minutes away on foot, and has an atmospheric beer garden a great line in sourdough pizzas.



A WORD FROM THE OWNER...

"We have absolutely loved the location of the property on an extremely quiet road but with amenities and transport links literally just around the corner. With four bus routes available you can get to Walthamstow Central in no time. It is also very close to Lloyd Park which is brilliant. The house itself is perfectly orientated with natural light pouring in literally all day. Apart from being friendly, both neighbours are polite and quiet, which combined with the above makes the property incredibly peaceful. The back garden is perfect for BBQ's in the summer with direct all-day sunlight over the patio area. Another bonus is that, wherever you are in the house, the views are very pleasant with lots of greenery!"

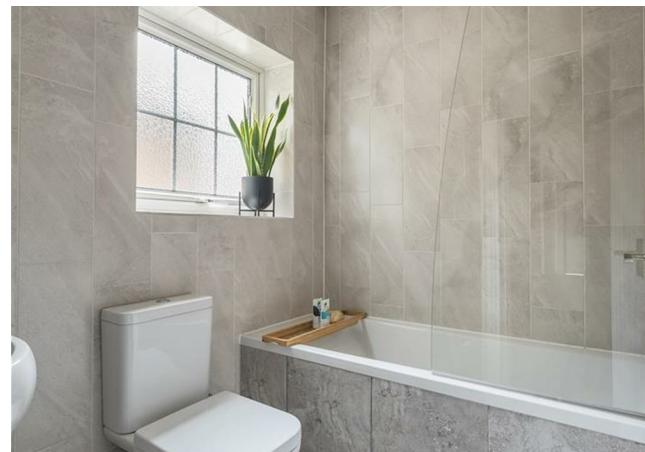
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Reception
10'3" x 10'11"

Bedroom
8'2" x 11'0"

Reception
13'8" x 10'11"

Bathroom
5'5" x 6'10"

Kitchen
8'3" x 13'1"

Bedroom
8'2" x 10'4"

Reception
8'3" x 11'0"

Loft Room
12'11" x 11'0"

Bedroom
11'6" x 10'11"



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