

Garden  
46'10" x 16'0"

Reception 1  
10'7" x 13'5"

Reception 2  
10'7" x 11'5"

Kitchen  
8'9" x 13'6"

Bedroom 1  
14'2" x 13'5"

Bedroom 2  
10'7" x 11'6"

Bathroom  
5'10" x 4'11"

Bedroom 3  
8'10" x 5'6"

Total Area: 91.0 m<sup>2</sup> ... 980 ft<sup>2</sup>  
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.



Energy Efficiency Rating	
Current	Potential
65	88
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



## FULBOURNE ROAD, WALTHAMSTOW

Guide Price £550,000 Freehold  
3 Bed House



### Features:

- Three Bedrooms
- Victorian Terraced
- Brick Fronted
- Potential to extend (sttp)
- Short walk to Wood Street Station
- Proximity to Epping Forest
- Chain Free

\*\* GUIDE PRICE £550,000-£575,000\*\*

A terrific three bedroom Victorian terrace home, a short walk from Wood Street station. With almost 1000 square foot of bright living space, plus potential to extend subject to permission, it's ready for a new family to make their own.

You'll be just up the road from buzzing Wood Street, where you can explore the unique shops and stalls of the indoor market and stop at the bakery on the way home for some freshly baked treats. Whenever you feel like a little peace and quiet instead, you can head into Epping Forest, just fifteen minutes from your new home and many miles from the hustle and bustle of the city.

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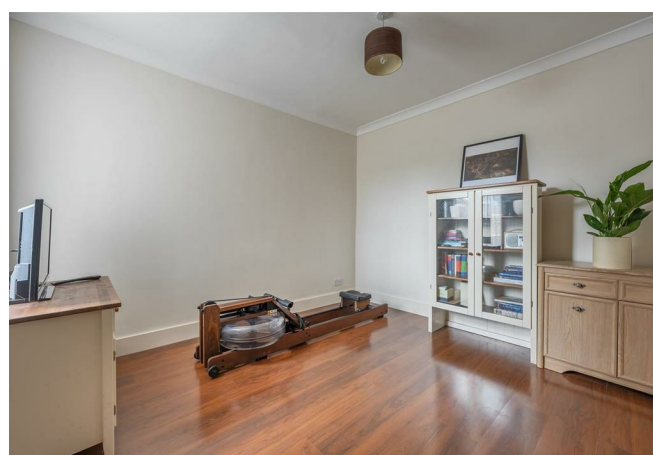
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#### IF YOU LIVED HERE

First off your long hallway is your front reception, with large bay window and 145 square feet of space. Walnut shade engineered flooring lies underfoot, while a pewter fireplace and ornate cornicework draw the eye. Next along is your second reception, this one with 125 square feet of space and the same attractive low maintenance flooring underfoot. Past the stairs on your right is your 120 square foot kitchen. White marbled tiling complements the modern grey units, and a door to the end leads out into your lengthy and fully fenced garden.

Upstairs you'll find your bright principal bedroom of 190 square foot to the front, with its own bay window. Soft carpet lies underfoot. Your second bedroom gives you 125 square foot and a view of the garden, with the walls in a soothing neutral shade. Along the landing there's your tiled bathroom, with modern white suite. Bedroom three is a perfect study or nursery space, again with a garden view.

If you're driving you'll be pleased to find the North Circular close by, and it's a close distance to Wood Street, where the Overground will take you directly to Liverpool Street in another twenty. Kitchener Park is a ten minute stroll away, and you're under a mile from lovely Lloyd Park. A quarter of an hour on foot takes you into the ancient woodland of Epping Forest.

#### WHAT ELSE?

- Schools rated 'Outstanding' nearby include Walthamstow School for Girls, Selwyn Primary and The Woodside Primary Academy.
- Your new local is The Dog & Duck, a gorgeous pub with fresh sourdough pizzas and fabulous beer garden.
- Waltham Forest Feel Good Centre is a fifteen minute walk away, so you're never far from a workout or swim.



#### 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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