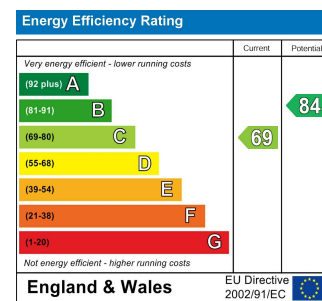
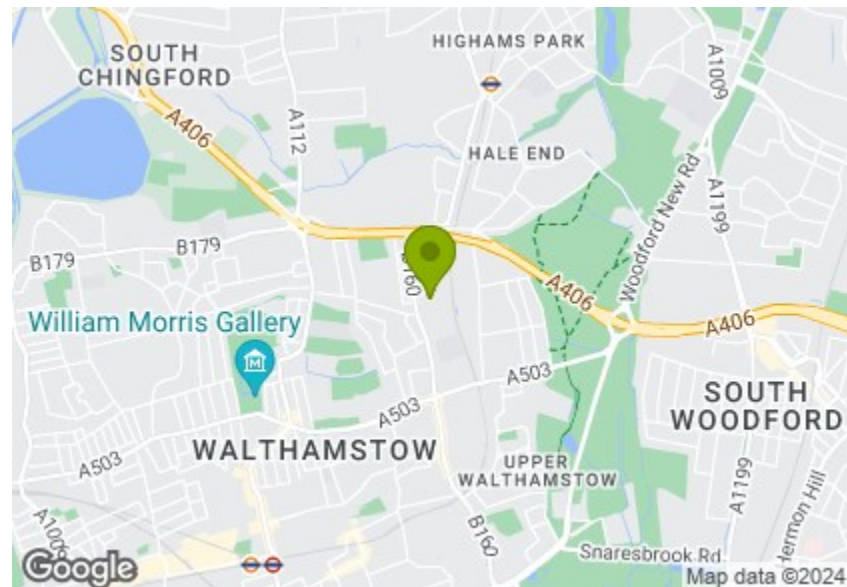


Total Area (Excluding Garden Studio & Garden Storage): 117.1 m² ... 1260 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or 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.



QUEENSWOOD AVENUE, WALTHAMSTOW

Offers In Excess Of £900,000 Freehold

4 Bed House - End Terrace



Features:

- End of Terrace
- Over 1200 Square Ft
- Beautifully Presented
- Large Kitchen Diner
- Ground Floor WC
- Garden Studio
- Close Proximity to Wood Street Station

An immaculately presented, consistently luxurious, four bedroom home with a vast, 460 square foot, open-plan reception, kitchen and dining area. Escape to the independent garden studio for some tranquil creative thinking time or simply to relax.

Wood Street Station is less than a mile from your door, connecting you with London Liverpool Street in twenty minutes. Alternatively it's just a one stop hop to Walthamstow Central and the Victoria line.

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

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IF YOU LIVED HERE...

After stepping into the bright spacious hallway, and leaving your shoes and coat in the convenient stairwell alcove, you'll turn left into the sumptuous skylit double bedroom, perfectly situated next to the tasteful ground floor bathroom with walk-in shower. Or you'll turn right, into the sunny, bay windowed reception room.

Head to the rear for an amazing amount of entertaining space in your simple, pristine second reception, laid artistically open to the delectable, skylit diner and kitchen. In the latter, a stainless steel chef's oven takes centre stage, with classic white splashback and countertops contrasting excellently with ebony cabinets and chrome fixtures and fittings. Open up the triple-panelled doors from your dining area onto a vast patio and garden, home to the hidden gem of this wonderful home - your garden studio.

Here you have the perfect place to appreciate the beautiful greenery around you, practice yoga and meditation or get down to some creative business. Home working has never been so tempting. Upstairs you'll find two more light, airy, substantial double bedrooms, both with ebony, vintage fireplaces and a third bedroom, currently used as a nursery with a triangular bay window. Your second family bathroom also comes in classic vintage style with shower over the

tub, panelling transitioning seamlessly into mosaic style flooring.

You'll visit nearby Wood Street Station to venture further afield, but you already have everything you need nearby for family days out or wine and dining. The Galley coffee house at the end of your street serves up delicious ciabattas and traditional British fayre, or meander a little further to Ruttle and Rowe for a sustainably sourced coffee, sourdough toastie or speciality pastry. Finally Wood Street itself is home to some delightful bars, including much loved local favourite The Duke.

WHAT ELSE?

- You'll have a choice of green, lush, open spaces to visit with Kitchener Park and Epping Forest both less than a mile away on foot.
- Parents will be delighted to know that there are twenty six primary and secondary schools within a one mile radius that have been rated 'Good' or 'Outstanding' by Ofsted.
- Visit Role2Play, the indoor town for children where they can be whoever they want. A fantastic educational play centre for children under seven years.



A WORD FROM THE OWNER...

"We have loved living here and growing our family in this lovely house. The space has been ideal for all of us, with a big open plan kitchen, dining room and living area to play and entertain in and then a separate front sitting room for quiet times or watching a film together. The large utility room off the kitchen is also very handy. The rear garden is a real gem and has the summer sun all day long, with the final sunset on the decking for the last of the days rays. The plants have been selected to give lots of interest most of the year but be low maintenance. The front garden is full of lovely flowers from late spring right through till late autumn, hollyhocks, sweetpeas and red hot pokers, it's quite the display when it gets going! Having a double bedroom downstairs, with what is essentially an ensuite bathroom is perfect for visiting family and friends. There is also the opportunity to develop into the loft space or further out into the rear garden. The insulated garden office has power and hard wired internet and provides a peaceful setting for working from home. We have lovely neighbours, who made us feel very welcome from the day we moved in, bringing over homemade cake and flowers. Wood street is a short walk away, with our favourite coffee shops and bakeries, we will miss Chocolatine for sure! The forest is round the corner, a great for place to have on your doorstep."

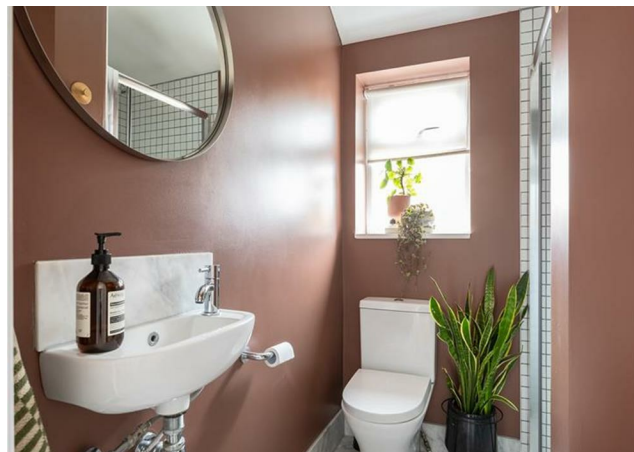
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Reception
12'4" x 14'0"

Reception
18'0" x 11'3"

Kitchen/Diner
27'3" x 9'4"

Utility
9'2" x 5'6"

Bedroom
9'4" x 9'4"

Bedroom
6'5" x 7'2"

Bedroom
10'6" x 14'0"

Bedroom
11'5" x 11'3"

Bathroom
5'6" x 7'6"

Garden Studio
7'2" x 7'2"

Garden Storage



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