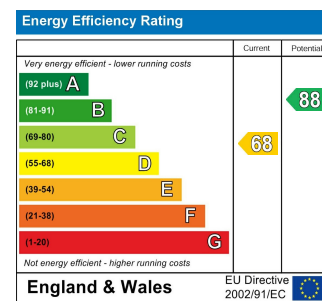


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.
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QUEEN ELIZABETH ROAD, WALTHAM FOREST Offers In Excess Of £700,000 2 Bed House - Mid Terrace



Features:

- Two Bedrooms
- Victorian Terraced
- Close To Blackhorse Road
- Kitchen/Diner
- First Floor Bathroom
- Loft Room
- 30ft Rear Garden

A gorgeous, immaculately presented two bedroom Victorian terrace, with generously proportioned living, sleeping and entertaining spaces throughout. And just a short stroll from social hub Blackhorse Lane and leafy Lloyd Park.

Your nearest station is Blackhorse Road, where the rapid Victoria line gives you a twenty three minute door to door connection to King's Cross, or a one hop stop to Walthamstow Central.

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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

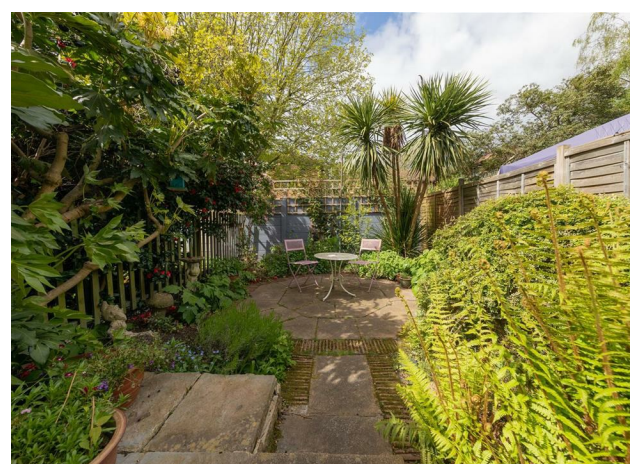
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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newhomes@stowbrothers.com
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IF YOU LIVED HERE...

Stepping through your front door and porch, you'll arrive in your inviting, 150 square foot, reception room. Natural light spills in from the bright bay window and highlights the eye-catching, box hatch, timber flooring that runs down your hallway and up to the sliding door, dividing the lounge from your 160 square foot kitchen and diner. Here you'll find sage green splashbacks, smooth cream cabinets and integrated stainless steel chef's oven, microwave, extractor hood and hob. Finally, your rear kitchen door leads you out into your own private pleasant green garden.

Heading upstairs you'll find your light, airy principal bedroom, with more blonde timber flooring and two huge windows, this room spans the entire frontage of your new home. Your second sleeper, currently in use as a nursery, also has generous proportions and views over your garden. Both bedrooms feature handy built in storage cupboards. Moving through to your bathroom, you'll find smoky grey tilework, a statement peacock blue wall and contemporary white suite with a rainfall shower over the tub.

With your new home only a short stroll from Blackhorse Lane, you'll find this to be your local hotspot for evening and weekend entertainment. Home to the Blackhorse Beer Mile, here you have an abundance of independent microbreweries and taprooms. Check out the live music events at Signature Brew or sample a heritage ale or hopped gin, with a round of Dutch Shuffleboard, at Beerblefish Brewing Company. If you also fancy something to eat on your way down Blackhorse Lane, try some of the vegetarian and vegan delights on offer at SlowBurn.

WHAT ELSE?

- For green open spaces, Lloyd Park is around ten minutes on foot. Here you can play tennis, petanque, use the outdoor gym facilities or visit the William Morris Gallery.
- In much loved Walthamstow Village, you'll find many more places to explore. Visit the neon paradise of God's Own Junkyard, sample some Spanish delicacies at Orford Road Tapas, or soak up the friendly Village vibes at The Village Pub.
- The open expanse of Walthamstow Wetlands nature reserve is a great place to walk or cycle. Just a fifteen minute stroll or four minute cycle from your front door brings you to the Lockwood Way entrance.



A WORD FROM THE OWNER...

"We bought the property as a newly married couple in 2017 and have enjoyed a wonderful 7 years here. Approximately a 10 minute walk to Blackhorse Road tube station it is the perfect location with access to the Victoria line and London overground. The area has really come alive since we moved in with the buzzing breweries of the Blackhorse Beer mile, Lloyd Park and William Morris Gallery, the Wetlands on the doorstep and a 25 minute walk to Walthamstow Village. Foodies will also love the area with Slowburn, Eat17 and Sodo pizza just to name a few local eateries. We have found the area to be the perfect place to start our family.

We have loved everything about the house from the enchanting garden space, fantastic storage in both the loft, lean to and basement and spacious kitchen where we have hosted many dinner parties. The friendly neighbours and community really make it a special place to live - hardly surprising that Walthamstow was recently voted the 'coolest place to live in the UK' by the Times".

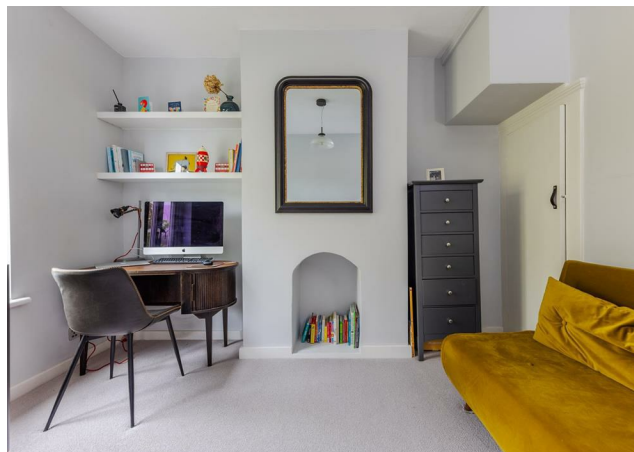
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Lounge
12'9" x 11'9"

Kitchen/Diner
15'1" x 11'5"

Bedroom
15'1" x 10'9"

Bedroom
12'5" x 12'1"

Bathroom
10'9" x 5'6"

Loft Room
15'5" x 10'2"

Eaves Storage

Garden
approx 119'5"



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