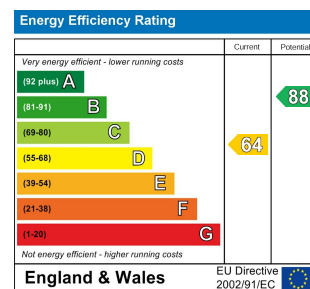
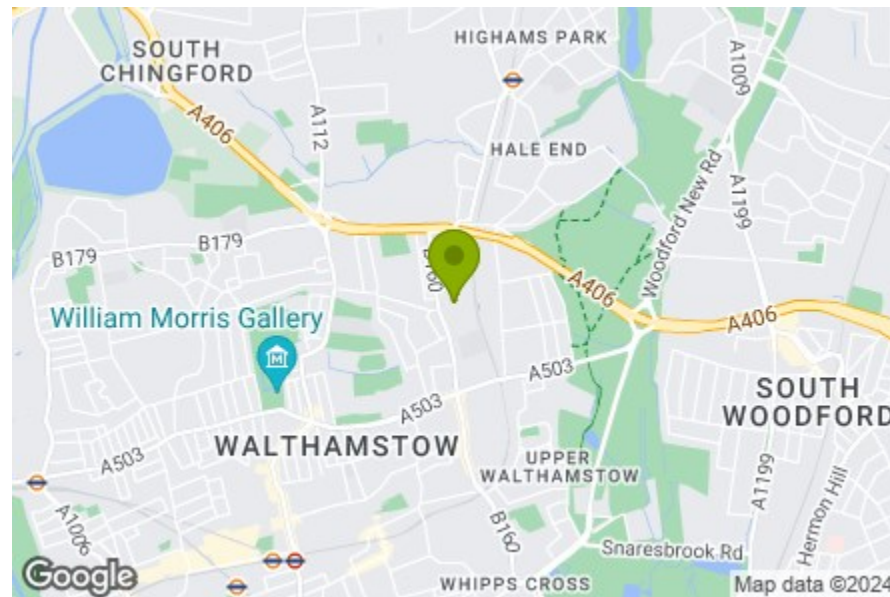


Total Area: 91.6 m² ... 986 ft²

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.

- Reception
10'5" x 13'3"
- Reception
14'5" x 11'3"
- Kitchen
8'1" x 6'7"
- Bedroom
13'9" x 10'9"
- Bedroom
8'4" x 11'3"
- Bedroom
8'1" x 10'2"
- Bathroom
9'0" x 5'8"
- Utility
9'4" x 6'7"
- Storage
- Garden
34'5" x 14'1"



SPENCER ROAD, WALTHAMSTOW Offers In Excess Of £600,000 Freehold 3 Bed House



Features:

- Three Bedrooms
- Victorian Mid Terrace House
- Arranged Over Two Floors
- Private Rear Garden
- Walking Distance to Wood Street Station
- Near Epping Forest

In the heart of Walthamstow, at the end of a quiet residential cul de sac, you'll find your charming, three bedroom home. Arranged over two floors, with its own private garden and in close proximity to lush Lloyd Park and vibrant Wood Street.

With a secure cycle hanger outside your door and Wood Street station nearby, you'll get to Liverpool Street in just twenty five minutes total. Or ride one stop to Walthamstow Central, for fast Victoria line connections to King's Cross and Oxford Circus.

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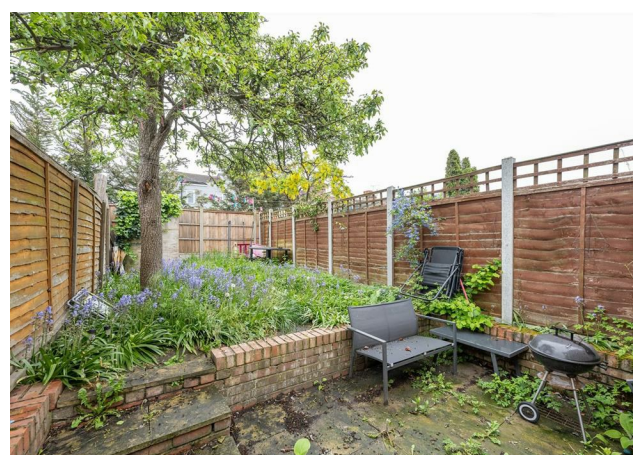
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IF YOU LIVED HERE...

The first of your two large reception rooms, currently in use as a bedroom, has a peaceful creamy colourscape and blonde engineered flooring that continues in your second, equally spacious, reception. Here you have patio doors that lead out to your private garden and another door gives direct access to your kitchen. In here you'll find smoky grey floor tiles, chunky marbled countertops and an integrated chef's oven and extractor hood. There's also access to a handy utility room and a hallway with additional storage and a second door out to your garden.

Your garden is a delightful mix of barbecue friendly patio and woodland style flower beds, with partial shade and shelter from a gorgeous leafy tree. Back inside you'll find your roomy family bathroom, with sandstone tilework and a shower over the tub. Head upstairs, where there's another convenient WC and your three bedrooms. The principal sleeper has 130 square feet of space and three windows that fill the room with natural light. Your second bedroom overlooks the garden and has some useful built in storage.

As noted, the cultivated gardens of Lloyd Park are less than a mile on foot. Here you can stroll along the beautiful paths, play tennis or visit the William Morris Gallery. Our multi million pound sports and leisure complex, Waltham Forest Feel Good Centre, is even closer. Here you can swim, climb, workout in the gym, or pamper yourself in the luxurious spa. There's also a soft play area for little ones. For a selection of great eateries, watering holes and an indoor market full of vintage finds, wander down to Wood Street. From the authentic Italian pizza and pasta at Marilucia, to the delicious vegan sandwiches at The Coven of Wiches, there's something for everyone on Wood Street.

WHAT ELSE??

- Your new local will be the family friendly Dog & Duck, where you'll find delicious sourdough pizzas, hearty Sunday roasts and a fabulous beer garden.
- Parents will be delighted to know that twenty five primary and secondary schools, within a mile of your home, have been rated as 'Outstanding' or 'Good' by Ofsted.
- For a speciality coffee or a mouth watering pastry, Ruttle & Rowe's neighbourhood cafe is just moments from your door.



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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