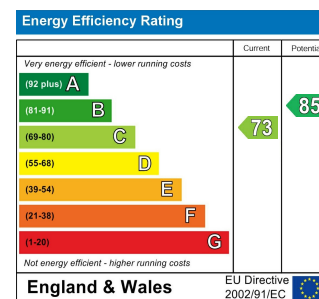




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



HIGHAM HILL ROAD, WALTHAMSTOW

Offers In Excess Of £725,000 Freehold

3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Victorian Terrace
- Close To Blackhorse Road
- Loft Converted
- Kitchen/Diner
- Modern Fitted First Floor Bathroom
- Beautifully Presented

A naturally bright, smartly presented, three bedroom Victorian terrace, spread over three storeys with a huge open plan kitchen/diner and loft conversion. Every square foot of this family home is a display of love, care and attention to detail.

Travel to King's Cross in just twenty seven minutes door to door, via the fast Victoria line from nearby Blackhorse Road tube and overground station.

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

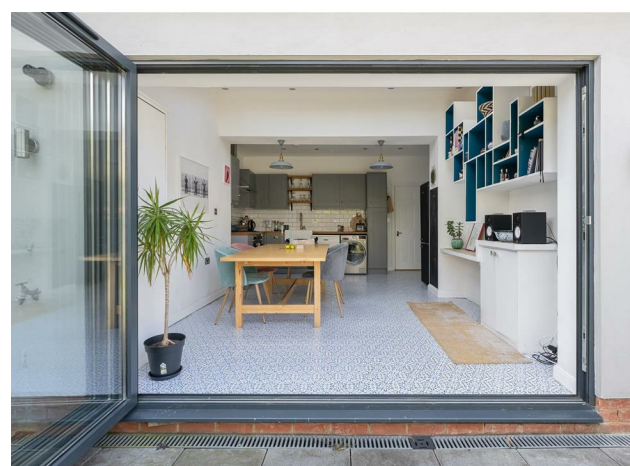
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

Your inviting reception room has a charming bistro shuttered bay window, original ceiling rose and smooth, blonde hardwood underfoot. You also have a striking ground floor bathroom, with statement wallpaper, glossy brickwork tiling and a stroll in rainfall shower. Next it's through to your enormous, 250 square foot, open plan kitchen and diner. The hexagonal mosaic flooring, matt grey cabinets, chunky wooden countertops, dual chef's oven and Belfast sink are all bathed in natural light from twin skylights and concertina patio doors at the rear. Out in your garden, there's an ideal mix of patio, lawn and planters.

Upstairs you'll find your spacious principal bedroom has light timber flooring and two bright bistro shuttered windows. Your second sleeper, currently in use as an office, has more of that timber flooring and sits next to your splendid family bathroom. In here you can take a refreshing rainfall shower or a long hot soak in the double ended tub, surrounded by pristine peacock blue tilework. Up in the loft you have another generous double bedroom and a large walk in storage room, just off the landing.

Outside, you'll find the luscious, cultivated gardens of Lloyd Park just a half mile away. As well as having some superb outdoor sports facilities, this is a beautiful spot for a scenic stroll or a picnic. Fifteen minutes to the West, you'll find the

Lockwood Way entrance to Walthamstow Wetlands. This vast nature reserve has a wilder feel and is a great place to go for an exhilarating bike ride or an energetic run. Also bordering the Wetlands, and only a ten minute walk from your door, is the much-loved Blackhorse Beer Mile. From the family friendly Big Penny Social all the way up to Hackney Brewery, there's an abundance of taprooms, microbreweries and independent eateries to visit.

WHAT ELSE?

- You'll be pleased to learn that twenty six primary and secondary schools, within a mile of your home, have been rated as 'Outstanding' or 'Good' by Ofsted.
- On date night, why not start off your evening at Burnt Faith Brandy House? Here you can try a signature cocktail made with carefully crafted brandy from the on-site distillery.
- For state of the art sports amenities and luxurious pamper sessions, head over to Waltham Forest Feel Good Centre. There's something to suit every member of your family here with a gym, swimming pool, climbing wall, trampoline park, soft play area and spa facilities.



A WORD FROM THE OWNER...

"Living in Walthamstow has been a great experience, especially with our home nestled between Blackhorse Road and Lloyd Park. We've really enjoyed exploring the area, from checking out local breweries, restaurants like Slowburn and activities like bouldering at Yonder, to grabbing fresh produce at the Saturday farmer's market and playing tennis in the park. Everything is conveniently close, including Walthamstow Village and St James's Street, which are both just a short walk away. Our house is bright and spacious, ideal for us as a couple. We've had plenty of room, plus a large storage area in the loft, which has been incredibly useful. What we've loved most about living here is the community. Our neighbours are fantastic; they've made us feel welcome from the start."

REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



Reception
12'7" x 12'1"

Bedroom
7'8" x 8'2"

Shower/WC
5'10" x 5'10"

Storage
15'8" x 7'6"

Kitchen/Diner
14'7" x 17'10"

Bedroom
14'9" x 10'7"

Bedroom
16'2" x 10'7"

Storage

Bathroom
6'8" x 8'4"

Garden
approx. 28'0" x 14'3"



REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM