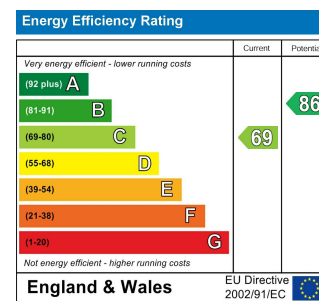


Total Area (Excluding Eaves Storage & Terrace): 98.9 m² ... 1065 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



NETLEY ROAD, WALTHAMSTOW

Offers In Excess Of £750,000 Freehold 3 Bed House



Features:

- Three Bedrooms
- Victorian Terrace
- Loft Converted
- Short walk to Queens Road Station
- Easy Access to Walthamstow Village
- Terrace

A spacious, characterful and perfectly placed three bedroom family home. Elegantly developed across three storeys with twin bathrooms, roof terrace and garden. Walthamstow Central station's transport links are just a half mile on foot.

So much love has been poured into this property already, but there's still scope for further development, as some of your neighbours have done (subject to the usual

REQUEST A VIEWING
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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

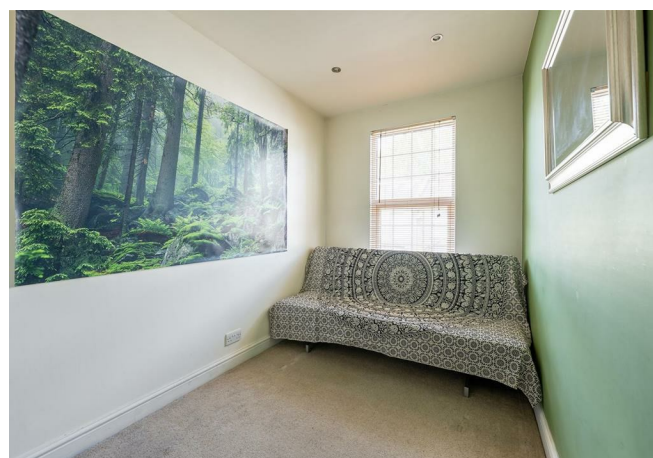
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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0208 520 6220

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propertymanagement@stowbrothers.com
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IF YOU LIVED HERE...

First port of call will be your strikingly vast, 300 square foot front reception. Smartly decked out with blonde engineered hardwood underfoot, a powder blue paintjob and exposed beam overhead. Dual aspect and bright, you also have cast iron radiators and a wealth of ingenious, bespoke integrated storage under the stairs. Explore further for your dual aspect and skylit kitchen/diner.

In here a suite of cream cabinets with integrated appliances and timber worktops give way to a generous dining area, where French doors lead out to your immaculate courtyard garden, scattered with thriving pots and flanked by timber fencing. The ideal outdoor solace. Back inside and upstairs now, for your first two bedrooms, both doubles, finished in tranquil tones.

Up here's also where you'll find your roof terrace, almost 200 square feet of elevated outside space, with steps down to your garden. Your family bathroom, an elegant affair in white and sky blue with integrated rainfall shower over the tub, completes the storey. Upstairs again, and your lovingly realised loft conversion is air conditioned and home to a 165 square foot skylit sleeper, with sleek en suite shower room, all finished with striking royal blue accents.

Outside and, as noted, you're just a short stroll from Walthamstow Central, with

twenty minute connections to Liverpool Street and Oxford Circus putting both the City and West End less than a half hour away door to door. Our renowned enclave of Walthamstow Village is just five minutes further on foot, for a great choice of independent wining and dining spots. From tapas and Sunday roasts, to fish 'n' chips and gin cocktails. It's all here.

WHAT ELSE?

- Newly painted and terrace recently restored
- Parents will be pleased to find twenty four primary/secondary schools, all rated 'Outstanding' or 'Good' by Ofsted, and all less than a mile away on foot.
- St James Street Walthamstow station is only 8 minutes away and Walthamstow Central is a 9 minutes walk. Walthamstow Queens Road overground is just two minutes on foot, for the Gospel Oak to Barking Riverside line, and direct runs to the River Thames.
- CRATE Walthamstow, one of our borough's newest additions, is just the other side of the station, combining great coffee with craft beer and mini golf.



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

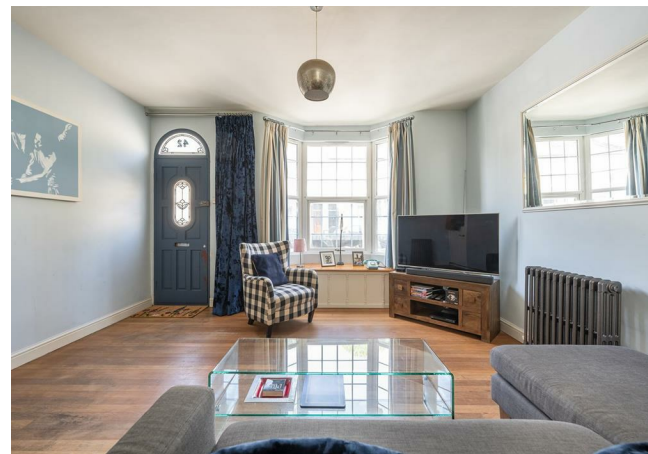
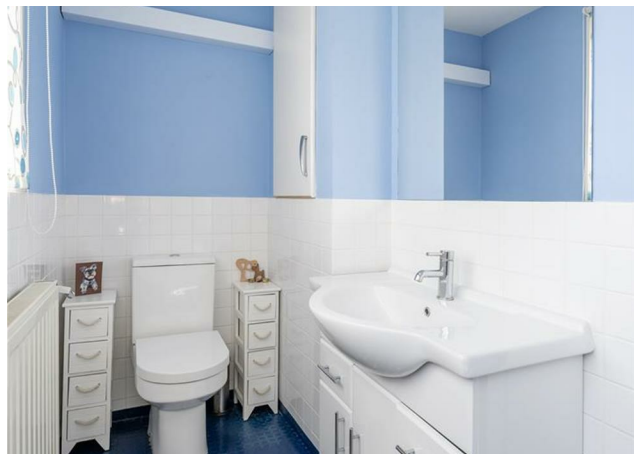
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Reception
14'2" x 22'5"

Kitchen/Diner
8'3" x 18'7"

Bedroom
11'4" x 14'11"

Bedroom
8'9" x 15'2"

Bedroom
6'6" x 10'10"

Bathroom
8'9" x 6'8"

Ensuite
13'11" x 3'11"

Terrace
8'11" x 19'1"

Eaves Storage

Garden
26'2" x 14'3"



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