



Kitchen
6'7" x 13'4"

WC
6'7" x 4'10"

Storage

Reception
13'9" x 16'11"

Bedroom
13'9" x 10'0"

Storage

Bathroom
6'6" x 6'10"

Bedroom
13'9" x 11'7"

Total Area: 84.4 m² ... 908 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.



GROSVENOR PARK ROAD, WALTHAMSTOW

Offers In Excess Of £700,000 Freehold
2 Bed House - End Terrace



Features:

- Three Bedroom
- End of Terrace
- No Chain
- Heart of Walthamstow Village
- Side Access
- Lovely Rear Garden

A perfectly placed, pristinely appointed two bedroom contemporary end of terrace, enviably sat right in the heart of Walthamstow Village. You have a wealth of sociable space and a lush and lengthy rear garden to go with that splendid location.

Sat at the end of your smart modern terrace, you have all the benefits of being effectively semi detached, including side access to that incredible garden.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 87 | 89 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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0203 397 9797



IF YOU LIVED HERE...

You'll step inside for a broad welcoming hallway, with stairs rising ahead and blonde engineered floorboards flowing underfoot all the way to your patio doors at the rear, for clear sightlines throughout. Your kitchen's on the right, finished in smooth sand cabinets home to a full suite of integrated appliances below smoke grey worktops. Next door there's a handy spare WC before things open up superbly.

Your reception room to the rear comes in at a mighty 230 square feet, with that lovely blonde hardwood running underfoot and floor to ceiling French doors framing leafy garden views and floods of natural light. Step out here for a combination of patio and lush lawn, stretching away for over 100 feet between fencing, planters and greenery to a timber deck and clear skyline. Upstairs both bedrooms are solid, impeccable doubles and your family bathroom's a charming boutique affair, tiled in smoky sandstone from tub to ceiling.

Outside and you're surrounded by the peaceful leafy streets of Walthamstow Village, home to a huge, diverse range of independent wining and dining spots. Practically on your doorstep is The Castle, a superb gastropub with a welcome as warm as the cosy fires that burn in winter. Explore further for seasonal fine dining and cocktails at Bargo, bistro chic at Eat17 (with the world's best Spar next door) or the esoteric charms and friendly cats of The Nag's Head. You're sure to find a new favourite.

WHAT ELSE?

- You're less than a half mile on foot from Walthamstow Central here, for direct 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.
- The property is presented chain free, for that all important speedy and hassle free move.
- Current or prospective parents will be pleased to find a full nine 'Outstanding' rated primary/secondary schools all less than a mile away on foot.



A WORD FROM THE OWNER...

"We have really enjoyed living here in Walthamstow so close to the village and all it's amenities. The community here is fantastic and the street is, in our opinion, the best in Walthamstow. There are fantastic places to eat and drink locally and we will miss the neighbours and the tree lined streets very much."

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