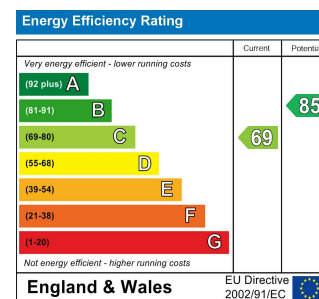


Total Area: 114.6 m² ... 1234 ft²

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.



CARLTON ROAD, WALTHAMSTOW

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



Features:

- Three Bedrooms
- Mid Terrace House
- First Floor Bathroom
- Private Garden
- Over 1200 Sq Ft.
- Walking Distance to Lloyd Park

A bright and inviting three bedroom family home, with two bathrooms, a large garden and private drive to the front. Lloyd Park, Blackhorse Lane and Walthamstow Wetlands are all nearby and Higham Hill Park is just a stone's throw away.

Your nearest station is Blackhorse Road, where the fast Victoria line only takes fourteen minutes through to King's Cross and seventeen to Oxford Circus.

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0203 397 9797

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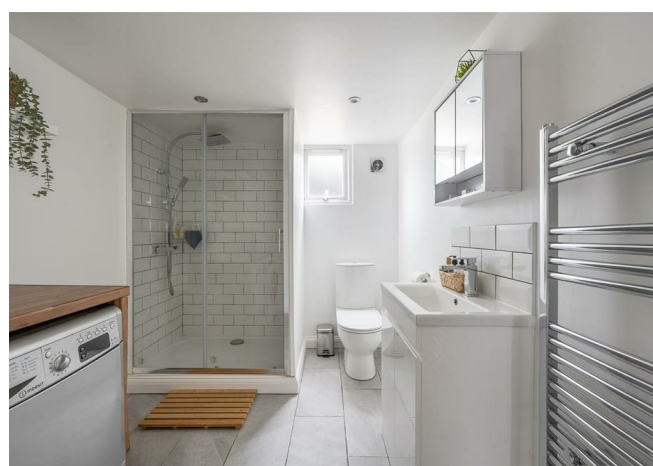
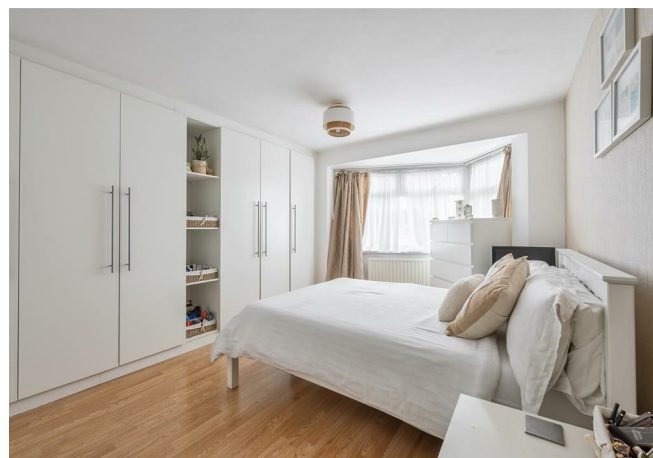
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IF YOU LIVED HERE...

Dark engineered hardwood runs throughout your entire first floor, and natural light pours in from your bright bay window in the first reception room all the way through to the second study area. Concertina doors divide the two spaces, should you wish, and a glazed internal leads onto your dining area. All three reception rooms are tastefully finished in soft neutral tones. From the dining room you have direct access to your garden, kitchen and a useful ground floor utility and shower room. Passing through into your kitchen, you'll find smooth pristine cabinets, glossy white splashbacks and a sleek integrated chef's oven.

Heading upstairs you'll arrive in your principal bedroom with a unique angular bay window, wall to wall custom made wardrobes and blonde hardwood underfoot. Your second and third sleepers are also substantial, with the third framing garden views. Your family bathroom is an elegant affair, with large glossy white tilework, two bright frosted windows and a shower over the tub. Don't forget to pay your South facing garden a visit too. Out here there's a large patio, plenty of flower beds and lots of space for the children to run around.

Outside, there's no shortage of lush, green spaces to visit with Higham Hill Park practically on your doorstep and the Lockwood Way entrance to Walthamstow Wetlands just a little further down the road. This expansive network of reservoirs and grasslands makes the perfect place for a long family walk or an exhilarating bike ride. Also within a few minutes' walk is the renowned Blackhorse Beer Mile, full of independent microbreweries and taprooms and with some larger family orientated venues such as Hackney Brewery's High Hill Taproom and Big Penny Social.

WHAT ELSE?

- Much loved Lloyd Park is only half a mile away, home to the historical William Morris Gallery, a superb outdoor gym, some wonderful cafes and lots of picnic spots.
- Just off the Blackhorse Beer Mile you'll find Burnt Faith Brandy House. A micro distillery with an adjoining bar serving brandy-based cocktails, and the first of its kind in the UK.
- You also have great bus services from neighbouring Higham Hill Road and just around the corner on Billet Road. For those occasional rainy days when you don't fancy walking to the station.



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

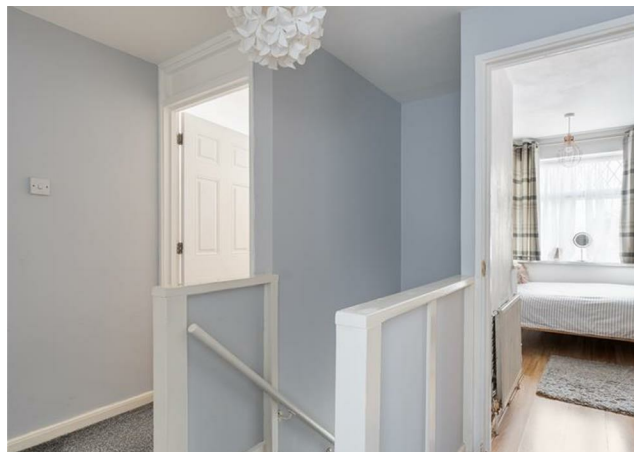
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Reception
11'6" x 14'1"

Bedroom
7'11" x 9'11"

Reception
8'0" x 8'11"

Bedroom
9'1" x 14'7"

Kitchen
9'4" x 10'5"

Bedroom
11'10" x 8'10"

Reception
17'10" x 9'4"

Bathroom
7'10" x 5'5"

Bathroom/Utility
7'0" x 9'5"

Garden
30'8" x 21'3"

Side Access/Storage



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