

Kitchen/Diner
16'1" x 9'10"

Reception room
10'4" x 15'9"

Bedroom
10'4" x 12'3"

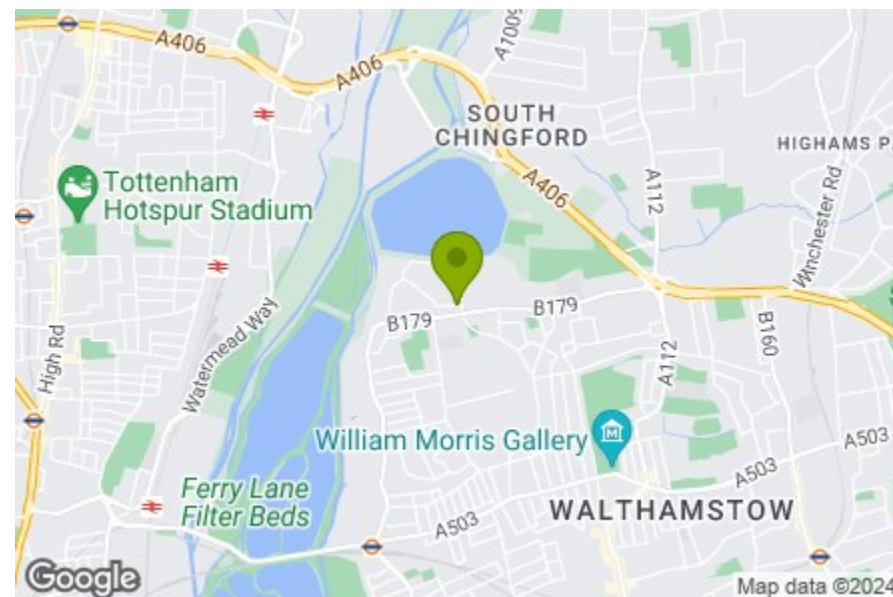
Bedroom
10'4" x 9'11"

Bathroom
6'0" x 5'6"

Garden
27'0" x 17'10"

Total Area: 73.6 m² ... 792 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.



Energy Efficiency Rating	
Current	Potential
73	90

England & Wales EU Directive 2002/91/EC

MCENTEE AVENUE, WALTHAMSTOW Offers In Excess Of £525,000 Freehold 2 Bed House - Mid Terrace



Features:

- Two Bedrooms
- Well Presented
- First Floor Bathroom
- Kitchen-Diner
- Short distance to Lloyd Park

A sleek and smartly appointed two bedroom contemporary terrace, nestled in leafy Higham Hill, with the manicured landscaped gardens of Lloyd Park within easy reach. Design & decor is sleek and modern, with an artfully landscaped garden to the rear.

Your garden is a picturesque and sustainable mix of patio and pebbles, home to diverse thriving planters, surrounded by characterful timber fencing and overseen by mature greenery.

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

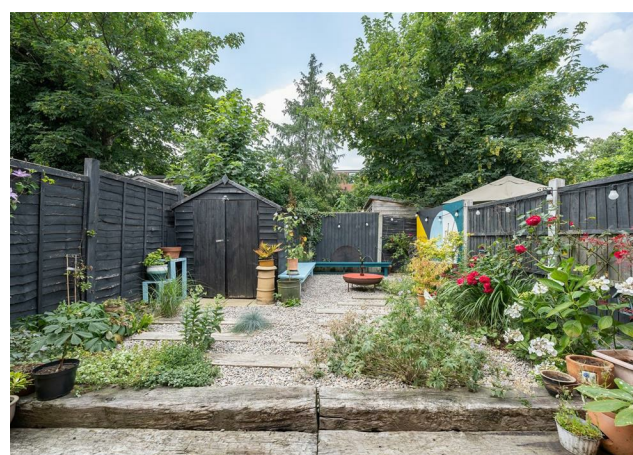
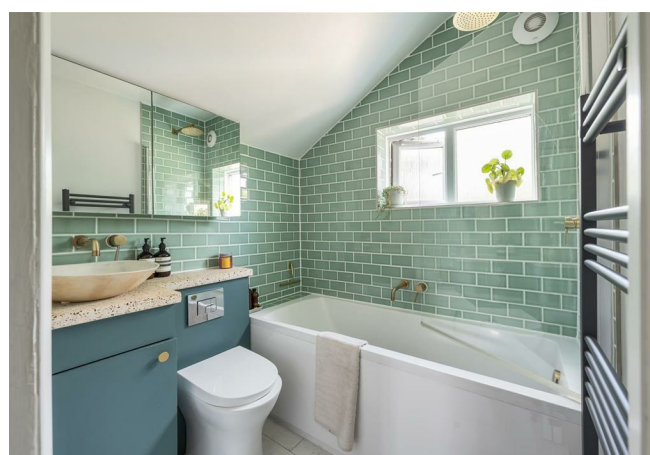
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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...

You'll stroll past your neat front garden, take in the smart brick frontage and step through your handy storm porch to find your front reception on the right. A generous 160 square feet, all brightly lit by a large bay window and with light, smoky laminated floors. There's another superb hosting space to the rear, where your similarly sized kitchen/diner spans the entire rear width, with views of that lush rear garden.

Cloud grey cabinets with glossy brass fittings flank the space, floor to ceiling affairs offering plentiful storage with timber counters running atop the opposite set, home to a full suite of integrated appliances. There's plenty of space for dining in between. Upstairs, both bedrooms are solid doubles of 100 and 120 square feet respectively, each finished in tranquil, characterful tones. Finally your family bathroom 's smartly dressed in aquamarine metro tiles, with brass fittings and a vessel vanity sink.

Step outside and you're surrounded by expansive, open greenery. You have the aptly named Wild Marshes to the North, while London's largest nature reserve, the 500 acre, Green Flag award winning Walthamstow Wetlands, is just fifteen

minutes on foot. Lose yourself here, and forget you're in London. Or, if you prefer your nature more manicured, explore the landscaped gardens, cafes and courts of Lloyd Park, our borough's beloved green gem, just fifteen minutes on foot.

WHAT ELSE???

- Stroll a couple of minutes around the corner to hop on the regular 158 bus and get to Blackhorse Road station in just ten minutes. From here, you have direct Victoria line connections to King's Cross and Oxford Circus.
- Parents will be pleased to find sixteen primary and secondary schools all less than a mile away on foot, and all rated 'Outstanding' or 'Good' by Ofsted. Whittingham Primary Academy is just six minutes away. For early years, the popular Busy Bees Nursery is just as close.
- The ever-popular Blackhorse Beer Mile starts just half a mile from your new front door, with the Hackney Brewery High Hill Taproom, the first of many independent craft breweries and taprooms spread along Blackhorse Lane.



A WORD FROM THE OWNER...

"We've absolutely loved living here for the past 6 years and have seen the area thrive in that time. There are plenty of fun things to do within a stones throw and we have found a real sense of community. We have lots of lovely neighbours and the cul-de-sac street means it is a quiet and peaceful place to live.

The house has been lovingly looked after by us and we have enjoyed it so much. A new roof, boiler and full external repointing mean that the house is set up to be enjoyed for many stress-free years. Our growing family means we are moving on to the next chapter but we want to pass on our characterful home to its next loving owners."

REQUEST A VIEWING
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM