

Total Area: 51.0 m<sup>2</sup> ... 549 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Reception Room  
10'2" x 9'7"

Kitchen / Diner  
10'2" x 10'0"

Bathroom

Bedroom  
10'2" x 9'7"

Bedroom  
10'2" x 9'9"

Garden  
26'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			93
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## BARCLAY ROAD, WALTHAMSTOW

### Offers In Excess Of £650,000 Freehold 2 Bed House - Terraced



#### Features:

- Two Bedrooms
- Victorian Mid Terrace House
- Well Presented
- Private Rear Garden
- Chain Free
- Period Charm
- Walthamstow Village Location

A thoughtfully presented two bedroom Victorian terrace just a handful of footsteps from the heart of the Village. Crafted with love, bespoke design showcases meticulous attention to detail and makes for a delightful ambiance throughout.

Epping Forest is a pleasant, fifteen minute walk away, an ideal dreamy backdrop to family weekends in our beloved, ancient woodland.

REQUEST A VIEWING  
0203 397 9797

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**E8, E9, E5, N16, E3 & E2**  
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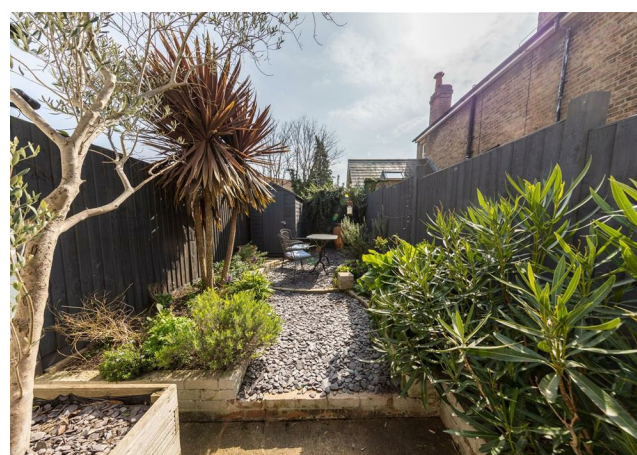
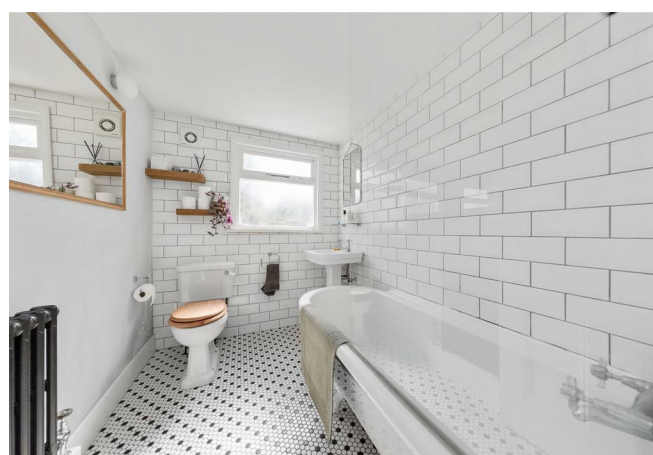
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**IF YOU LIVED HERE...**

From the moment you step inside, your home exudes an endearing Scandi ambience. The 100 square foot reception room features a rustic fireplace and warm, honey-toned flooring throughout. Framing the fireplace, built-in double bookshelves enhance the homely charm of the space, while the easy flow into the kitchen through those remarkable doors ensures easy living, where country cottage charm persists with an impressive timber countertops, stylish honeycomb tiling, and a clean, white design bathed in copious natural light.

To the rear your bathroom's classically stylish and timeless, with eye-catching black and white hexagonal floor tiles and a clawfoot tub below a rainfall shower. White metro-tiled walls with grey grout complete the effect. Upstairs, both double bedrooms maintain the clean, white aesthetic, featuring whitewashed original wooden floorboards, radiating simplicity and peacefulness. Outside, your twenty-five-foot garden blooms with abundant greenery, creating an oasis that sets the perfect ambience for entertaining, complemented by a raised outdoor dining area.

Your home is in our exceptionally sought after Walthamstow Village with a great choice of bars and restaurants on your doorstep. Walthamstow Central station is just a brisk twenty minute stroll, for easy access to the West End and City, ensuring effortless commuting into London. For those that work from home, the Village hosts a variety of laptop-friendly cafes, while a little exploration will also reward you with spots like HUCKS, a dog-friendly cafe just a seven minute walk away and Made in Portugal, of equal distance, with a lovely outdoor patio, baking possibly the best pastel de nata in E17.

**WHAT ELSE?**

- Parent's will be happy to learn that within a one mile radius, fourteen primary schools are rated either 'Good' or 'Outstanding' by Ofsted.
- Family-friendly gastropub The Castle, complete with cosy fires and piano, is just steps away.
- The Barclay Path is directly behind your home, offering convenient access to well-connected cycling routes nearby.



**A WORD FROM THE OWNER...**

"This cottage has been such a happy, cosy and quiet home over the years; perfectly situated in the village and close to all of the amenities on Orford Road, our local pub, The Castle, and our favourite brewery, Wild Card. The garden is a sunny sanctuary in the Summer, where we have enjoyed many barbeques. So conveniently located with an array of different transport links, it's easy to get anywhere in London.

It's a lovely, quiet road with some very friendly neighbours; there's an annual street party and a real sense of community spirit. We've loved being so close to Epping Forest too, and being a stones throw to Lloyd Park. We hope the new owners will love the house as much as we have."

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