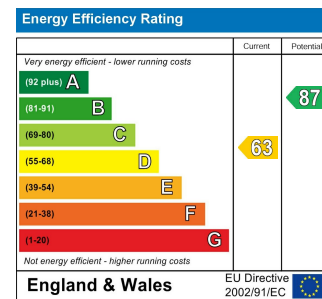


Total Area: 96.7 m<sup>2</sup> ... 1041 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



## ROLAND ROAD, WALTHAMSTOW

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



#### Features:

- Three Bedrooms
- Period Home
- Quiet Residential Location
- Chain-free
- Short walk to Walthamstow Village
- Potential to extend (stpp)
- Close proximity to Wood Street Station and Hollow Ponds

A handsome three bedroom Victorian family home, in a superb spot just a short stroll from Walthamstow Village and Wood Street. With generous living spaces and large garden, it's a pristine canvas ready for a new family to make their own.

You have over 1000 square foot of living space to arrange as you like and should you feel the need there's potential to extend further (subject to permissions) making this a home that can grow with you and your family. Whatever else changes you'll always enjoy living a stone's throw from Hollow Ponds, part of beautiful Epping Forest.

**REQUEST A VIEWING**  
0203 397 9797

**E11, E7, E12 & E15**  
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0203 397 2222

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hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
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#### IF YOU LIVED HERE

Stepping into your hallway, with hardwood boards underfoot, you'll find your reception to the right. With a half shuttered box bay window to the front and another window to the rear, it gives you 270 square foot of bright, dual aspect space. Picture rails run around the walls, and neutral carpet lies underfoot. The hallway opens out into your kitchen/diner, 190 square feet with its own bay window to the side making for a lovely dining nook. A ceramic sink sits in pristine wood worktop.

French doors to the end of the room frame leafy garden views. Step out here for your long, low maintenance garden, with brick raised bedding to one corner. Back inside, and up on the first floor you'll find your three bedrooms and family bathroom. The first of your bedrooms with dual aspect windows sits to the rear, with eighty five square foot of space making it ideal as a child's room, or perhaps a home office.

Your bathroom is fully tiled in bright white, with modern white suite, vanity sink, and integrated shower over the tub. Bedroom two looks over the garden, and is a solid, 100 square foot double,

with stripped boards underfoot. Your main bedroom sits to the front, with its own box bay window as below plus one more sash, and a generous 200 square foot to spread out in.

Outside and you're just six minutes on foot from Wood Street station, where regular Overground trains will take you to Liverpool Street in twenty minutes for a speed City commute of less than half an hour door to door. Alternatively, Walthamstow Central is a mile from you, giving you the option of the superfast Victoria Line. Twelve minutes' walk takes you into the heart of the Village, Walthamstow's serene old town, bursting with splendid, independent wining and dining spots.

#### WHAT ELSE?

- Schools rated 'Outstanding' nearby include Walthamstow School for Girls, St Mary's C of E Primary, and Barclay Primary.
- Your new local is The Village Pub, offering a great range of craft beers, classic menu and huge beer garden with heated booths.
- Epping Forest is just a short stroll away anytime you want to lose yourself in nature. You'll forget you're in London.



#### 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 Room**

26'10" x 10'2"

**Kitchen/Diner**

19'3" x 9'7"

**Bedroom 1**

14'6" x 13'7"

**Bedroom 2**

11'8" x 8'5"

**Bedroom 3**

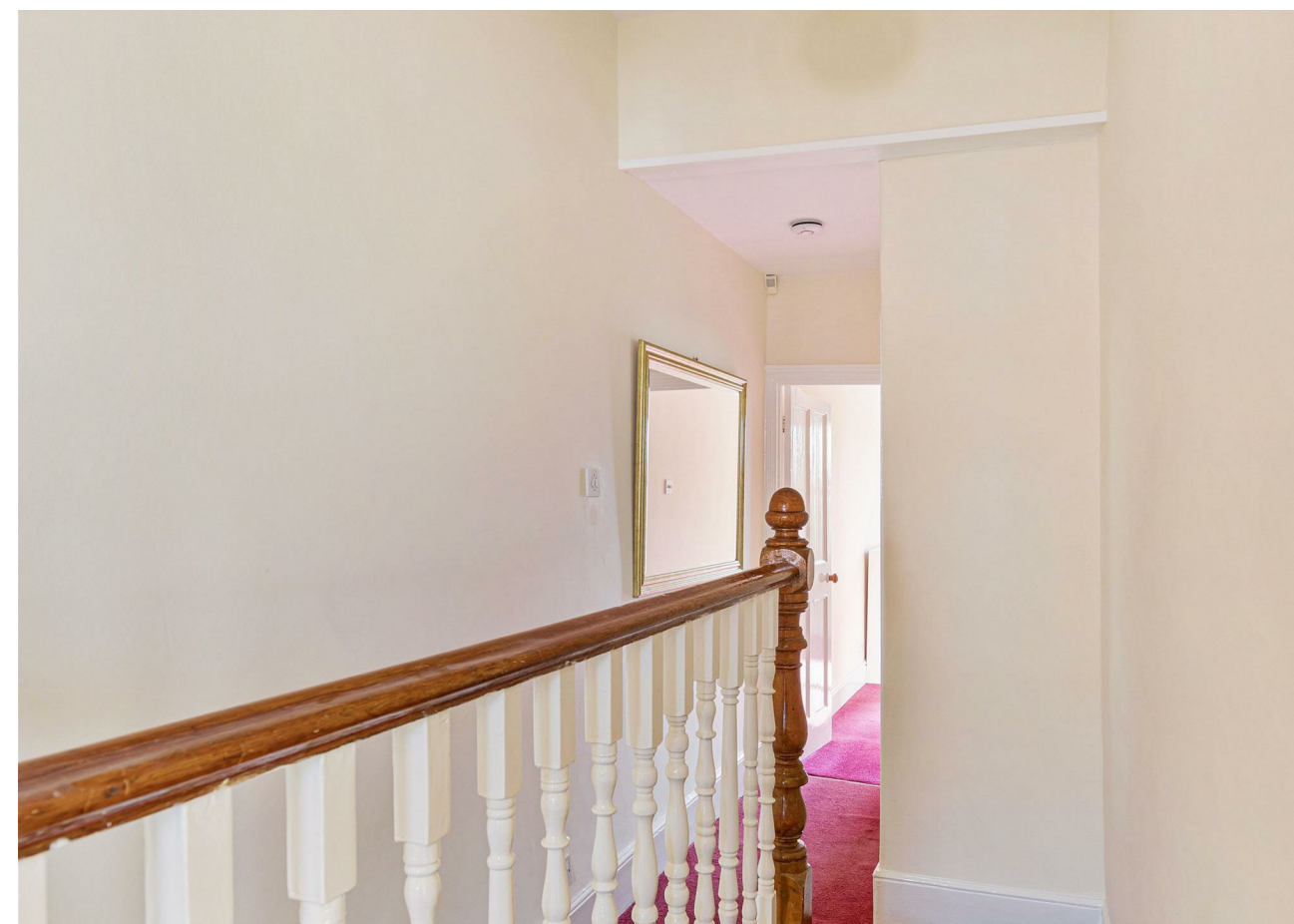
9'6" x 8'7"

**Bathroom**

8'11" x 5'6"

**Garden**

34'5"



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