

MORLAND ROAD, WALTHAMSTOW

Offers In Excess Of £650,000 Freehold

3 Bed House - Terraced



Features:

- Three Bedrooms
- Mid-Terrace
- Chain-free
- Short walking distance to Walthamstow Wetlands
- Easy Access to St James Street Station
- First Floor Bathroom
- Next to St James Park

A charmingly picturesque, three bedroom family terrace, full of original features and vintage style, with natural light flowing throughout your open plan ground floor. The endless greenery of Walthamstow Wetlands is just five minutes away.

Another perk of your location is St James Street overground station, just ten minutes on foot, for a door to door City commute of less than half an hour.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll have that glorious open plan ground floor for proudly welcoming friends and family. Dual aspect, twenty eight feet from front to back and artfully segmented by an archway. Broad oak engineered hardwood runs underfoot throughout, along with natural light and clear sightlines. There's a striking blank hearth in your lounge, while to the rear your kitchen's decked out in timber worktops over pale violet cabinets, echoing the colour scheme of your frontage.

Step outside for a charming brick patio, giving way to a generous length of lawn flanked by walls, fencing and flowers, all ending in a handy shed. Upstairs and you have two generous double bedrooms plus a sizeable single, all softly carpeted and finished in simple, pristine white with leafy green views front and back.. Your family bathroom completes things in style, with a white and mint green suite.

As noted, St James Street is just ten minutes on foot. Next door to the station you have CRATE St James, a thriving creative and commercial hub home to a huge variety of entrepreneurial

offerings, from artisanal coffee shops to burger bars, barbers to yoga studios. You're sure to find a new favourite. There's more, here's also where our famous Walthamstow High Street starts, the site of Europe's longest street market. If you can't buy it here you probably don't really need it.

WHAT ELSE?

- With your loft space so far unexplored, you could potentially follow your neighbours' lead and add your own whole new storey (subject to the usual permissions).
- Heading to the West End? Blackhorse Road station is just fifteen minutes on foot and will get you to Oxford Circus in eighteen via the Victoria line.
- Parents will be pleased to find no fewer than fifteen 'Outstanding' or 'Good' rated primary/secondary schools, all less than a mile away on foot.



A WORD FROM THE OWNER...

"I've had many happy years in this lovely home, and am now seeking buyers who will love this house as much as I have. It has a fantastic garden filled with roses, jasmine and herbs, and it's south west facing, so the garden gets sunshine all through the day and evening. The ground floor was designed by an architect to open up the spaces and let the light flow through. It's a lovely, open plan space with Irish oak wood floorboards throughout and feels bright and airy. There are sliding doors between the front and back rooms so you can turn the ground floor into separate rooms if you prefer a more cosy feel. The house is in an ideal location, on a quiet, leafy street in a friendly and safe neighborhood. It's a short walk away from the Walthamstow Wetlands and Walthamstow Marshes, so you're surrounded by open green spaces. St James park is practically on the doorstep, and is ideal for morning jogs and evening strolls. The area has some great cafes, restaurants and pubs and is close to the famous Walthamstow market which sells fruit, veg, textiles etc and has a great farmers market every Sunday. We have a fantastic street Whatsapp group where neighbors often share information, news and help each other out. It's a warm and welcoming community and a great social and support network for people new to the area."

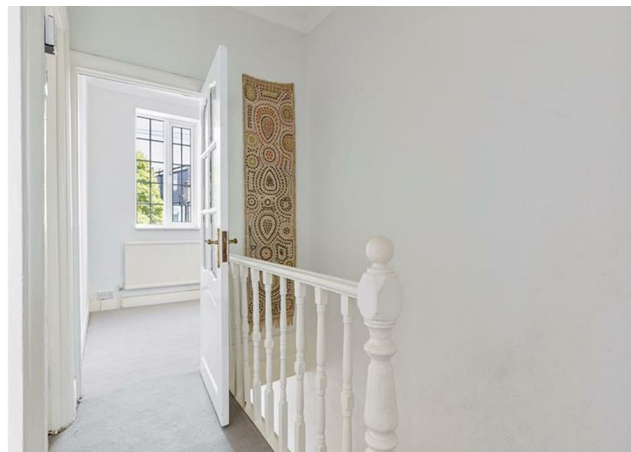
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Reception Room

12'9" x 10'0"

Bedroom

13'1" x 8'7"

Kitchen/Dining Room

14'11" x 12'10"

Bathroom

8'7" x 6'1"

Bedroom

7'1" x 5'1"

Garden

49'2"

Bedroom

12'11" x 9'8"



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