

Reception Room
15'5" x 12'1"

Kitchen / Diner
15'5" x 15'9"

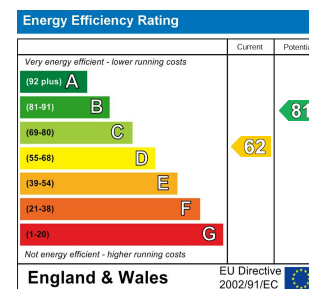
Bedroom
15'4" x 9'5"

Bedroom
9'4" x 10'7"

Bathroom

Garden
16'4"

Total Area: 69.3 m² ... 746 ft²
All measurements are approximate and for display purposes only



HAVANT ROAD, WALTHAMSTOW

Offers In Excess Of £575,000 Freehold
2 Bed House - Terraced



Features:

- Two Double Bedrooms
- Victorian Mid Terrace House
- Well Presented
- First Floor Bathroom
- Spacious Kitchen Diner
- Chain Free
- Walking Distance to Walthamstow Village
- Close to Wood Street Station

A bright and immaculately-finished two double bedroom Victorian home with lovely features, a spacious kitchen-diner, first floor bathroom and private rear garden, all within walking distance of the delights of both Wood St and Walthamstow Village.

As for transport options, it's an eight minute stroll to Wood Street station, but Walthamstow Central is less than a mile away in the other direction, so transport options are plentiful, whether you want to hop on the tube to the West End or Overground to the City. It's on the market chain-free, too.

REQUEST A VIEWING
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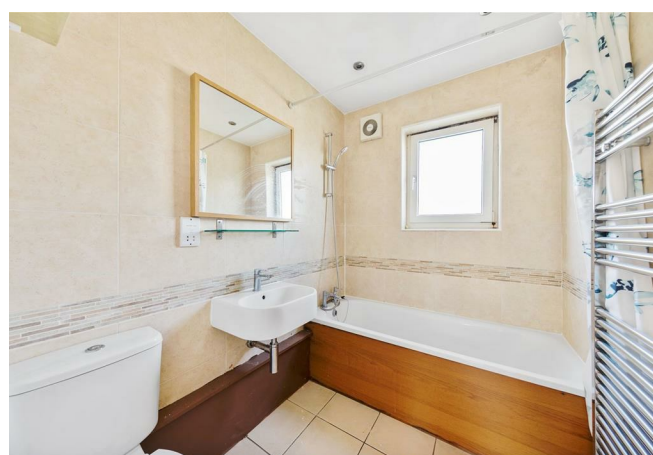
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IF YOU LIVED HERE...

You'll step straight into your sunny reception room, a generous 185 square foot space in bright white. Blonde engineered flooring lies underfoot, and an open staircase sits to the left. Pass through into your glorious 235 square foot kitchen-diner. Stylish Shaker-style units occupy one wall, with contrasting warm wood worktops and integrated gas hob. There's a double oven too, as well as direct access to your part walled, zero maintenance garden.

Upstairs you'll come first to your bathroom, fully tiled in sandy shades with lots of natural light, a modern white suite and shower over the tub. Next is the first of your two bedrooms, this one giving you over 100 square foot and a view of the garden. Your main bedroom sits to the front, with twin windows to the street and more than 145 square feet to spread out in. There are stripped pine boards underfoot in both bedrooms.

Outside, you have a fantastic neighbourhood to explore... Head towards St Peters-in-the-Field to enjoy the tranquility of Epping Forest, which is dotted with clearings perfect for picnics, or head in the other direction towards Hollow Ponds for more sprawling nature and even a boating lake.

Fancy more of an urban buzz? You're in luck because the nearby Wood Street is having a real moment. Not only does it look great thanks to the good work of local mural studio Wood Street Walls, but several exciting new stores and eateries have popped up amongst the old favourites, like the brilliantly unique Wood Street Indoor Market and local institution garden centre Lancasters. Not sure where to start? Try the Lebanese and Palestinian eatery Mini Hiba, new craft beer bar Wood Street Bear, tasty brunch spot Dudley's and the iconic (thanks to the Real Housewives of E17 Instagram account) Wood Street Bakery.

WHAT ELSE?

- You're only a nine minute stroll from the Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as breweries Wildcard Brewery Tap, Pillars Brewery, Trap, plus gin palace Mother's Ruin.
- You don't have to travel far to dine in style; Arte e pasta, an Italian sharing plate restaurant with a focus on hand-made pasta, is a mere 0.3 miles from your home.
- Drivers can reach the North Circular in around five minutes.
- If you want a change of scene from the forest, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority - it's a ten minute walk from your front door.



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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