



Total Area: 87.0 m² ... 936 ft² (excluding garage, shed)
All measurements are approximate and for display purposes only.

- Reception Room
24'4" x 11'6"
- Kitchen
10'2" x 8'10"
- Bathroom
5'8" x 5'6"
- Bedroom
14'4" x 12'11"
- Bedroom
10'11" x 9'0"
- Bedroom
10'0" x 8'5"
- Garage
- Shed
- Garden
32'9"



Energy Efficiency Rating	
Current	Potential
63	86
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
<small>England & Wales</small> EU Directive 2002/91/EC	



ROSSLYN ROAD, WALTHAMSTOW

Asking Price £825,000 Freehold
3 Bed House - End Terrace



Features:

- Three Bedroom Victorian House
- End Of Terrace
- Potential To Extend (STP)
- Garage
- Wood Street Location
- Walking Distance To Walthamstow Village
- Chain Free

A smart and substantial three bedroom Victorian terrace, with the generous proportions and classic touches of the period. You have a generous rear garden, potential for development and Walthamstow Village just five minutes away.

With your loft space so far unexplored you also have scope to follow in the footsteps of your neighbours and add your own whole new storey (subject to the usual permissions), making this a home that can grow with you and yours.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Your new home immediately stands out thanks to that covetable corner plot, adding a whole other open flank to go with your end terrace status, really making the most of the large rear garden and adding still more possibilities for further development. Inside, your dual aspect through lounge totals over 250 square feet in its own right, subtly segmented by rich dark timber beams and brightly lit by that lovely bay window to the front.

To the rear your kitchen's also nice and bright thanks to a large window looking out over your open side return. Smart hardwood runs underfoot, with flanks of pine cabinets and creamy worktops running down either side. Through a modest hallway now for your bathroom, finished in pastel mint with a handily separated WC. Step out here for your paved side return, leading to a secluded, barely overlooked length of lawn.

Upstairs and your principal bedroom to the front comes in at around 180 square feet, once again brimming with natural light thanks to that large bay window. One entire wall of floor to ceiling wardrobes sits opposite the bed, with striking carpet underfoot. Bedrooms two and three are both substantial doubles of around 100 square feet, no box rooms here. Each sleeper is softly carpeted and characterfully finished

Outside and, as noted, the sought after streets of Walthamstow Village are just moments away, for all your day to day amenities, as well as a broad and diverse range of some of the best wining and dining establishments for miles around. Your new local is The Nag's Head, a charming gastropub with regular live events, a wonderful heated beer garden and cosy fires inside. Explore further for the likes of Eat17, The Queens Arms, Mother's Ruin and more. You're bound to find a new favourite.

WHAT ELSE?

- Wood Street overground station is just a third of a mile on foot and offers direct, twenty three minute connections to Liverpool Street, for a speedy door to door City commute. Heading to the West End? Walthamstow Central is just one stop down for a quick swap to the Victoria line.
- You have a large private garage, a real gold dust London addition for drivers and another intriguing development opportunity for everybody else. There're a couple of handy sheds too.
- Parents will be pleased to find a full nineteen primary/secondary schools rated 'Outstanding' or 'Good' by Ofsted, all less than twenty minutes away. The 'Outstanding' St Mary's C of E primary is just five minutes around the corner.



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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