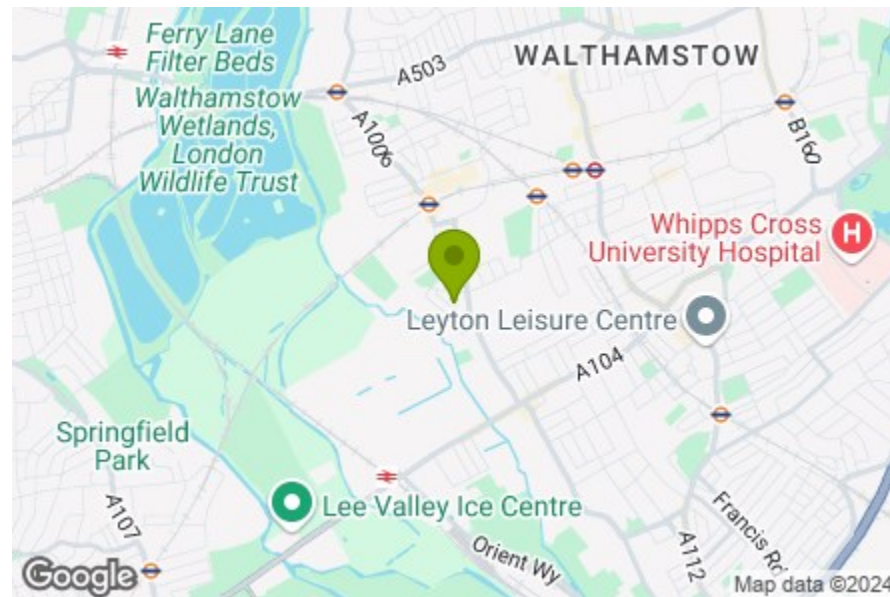


Total Area: 83.6 m² ... 900 ft² (excluding shed)
All measurements are approximate and for display purposes only.

- Reception Room
13'2" x 11'0"
- Reception Room
11'7" x 9'1"
- Kitchen
14'2" x 9'11"
- Bedroom
14'2" x 11'5"
- Bedroom
11'3" x 9'0"
- Bathroom
9'9" x 6'9"
- Garden
19'8"
- Shed
11'6" x 6'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SPRINGFIELD ROAD, WALTHAMSTOW Offers In Excess Of £625,000 Freehold 2 Bed House - End Terrace



Features:

- Two Bedroom
- Victorian End of Terrace
- Two Receptions
- First Floor Bathroom/wc
- No chain

A bright and spacious two-bedroom Victorian end-terrace, which is situated on a leafy, residential road moments from the thriving action of E17's St James Street area. Just beyond, you'll find the many perks of Walthamstow Central and Blackhorse Road, including an array of award-winning eateries and excellent transport links.

There's a west-facing garden at the rear, two reception rooms, a dine-in kitchen and first floor bathroom. The fact that it's chain-free is yet another bonus.

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0203 369 6444

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E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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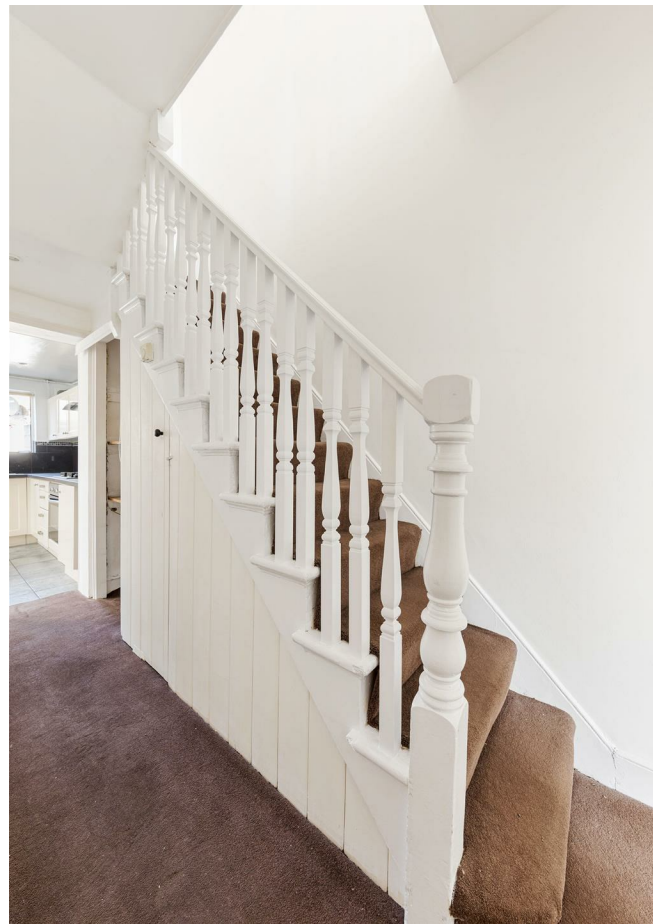
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IF YOU LIVED HERE...

You'll love the sense of space that this two-storey home provides. You're set up well with the two reception rooms AND the dine-in kitchen, all brilliantly bright and perfectly laid out. Your west-facing rear garden can be handily access from the kitchen, where you can soak up the rays during warmer months and enjoy the convenience of the storage shed.

Upstairs you'll find two double bedrooms, one with custom storage, as well as a spacious bathroom with an over-tub shower. It's all a blank canvas, so if you're feeling creative you'll have a fun time creating your mood boards and planning your dream home.

As for the location, you're perfectly placed for all that E17 has to offer... The Blackhorse Road hub and Walthamstow Village are around a mile away, while even closer to home, you'll find the dynamic creative hub CRATE, a great spot for socialising and co-working. Just slightly further there's also True Craft, a fantastic new bar and pizzeria. Your new local coffee shop? Why not make it Weirdough Bakery, which is just nine minutes away?

Need to escape beyond Walthamstow? It's just 11 minutes on foot to St James Street station, where the Overground will zip you to Liverpool Street in just 16 mins. Alternatively, take a 19 minute stroll to Walthamstow Central, where the Victoria line will get you straight to Kings Cross in less than quarter of an hour. Walthamstow Queen's Road station is even nearer, with trains running between Barking and Gospel Oak, perfect if you want to nip to the Essex seaside or open space of Hampstead Heath.

WHAT ELSE?

- Situated in Walthamstow Pump House Museum - a mere ten minute walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage.
- Parents will be pleased to know you have plenty of great primary/secondary schools in the area.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and newly opened Forest Cinema.



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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