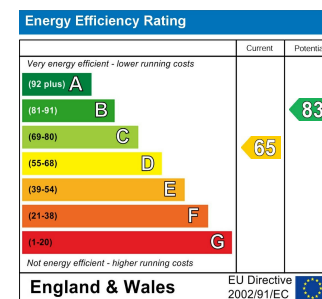
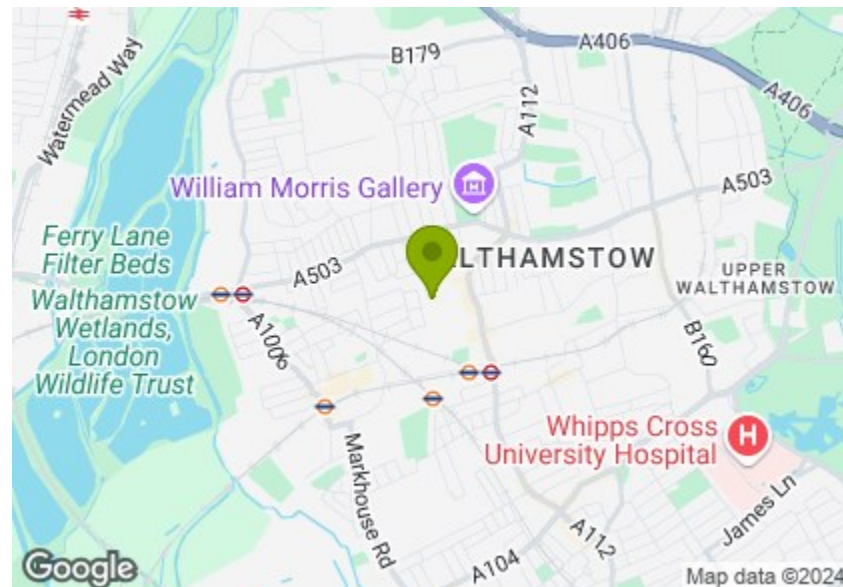


Total Area (Excluding Garden): 79.5 m<sup>2</sup> ... 856 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## WESTBURY ROAD, WALTHAMSTOW

### Offers In Excess Of £725,000 Freehold

### 2 Bed House



#### Features:

- Two Bedroom House
- Victorian Detached
- Unique Property
- Off Street Parking
- Beautifully Presented
- Walthamstow Central Location
- Courtyard Style Garden

This charming and unique two-bedroom detached home has been lovingly updated, resulting in a beautiful space that celebrates the home's Victorian heritage while still enjoying all of life's modern conveniences. The kitchen is bright and modern, there's plenty of storage throughout, and on the outside you've got off-street parking and private courtyard-style garden.

What's more, its prime location between Walthamstow Central, Lloyd Park, Blackhorse Road and St James Street means you can enjoy the perks - and transport links - of multiple neighbourhoods, although Westbury Road itself is a peaceful and residential no-through street.

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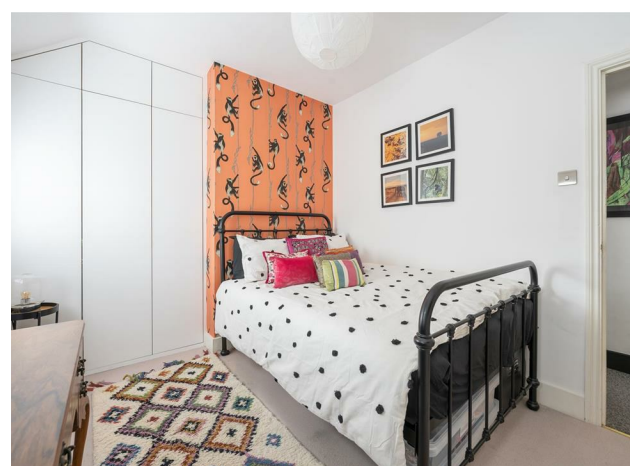
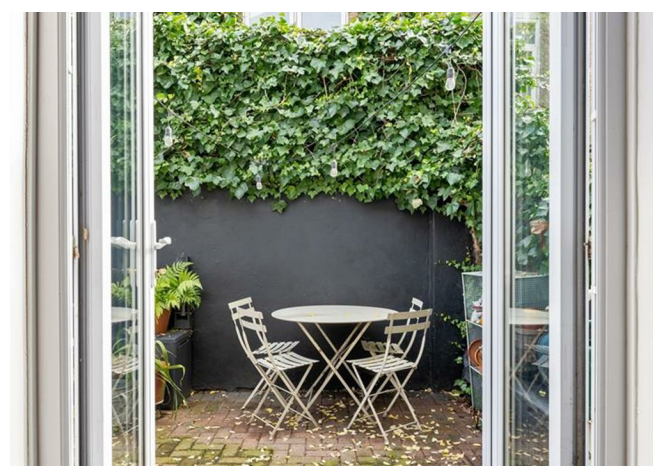
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#### IF YOU LIVED HERE...

You don't need us to tell you what a rarity it is to live in a detached period property within London's Zone 3 - you'll get a kick in your stride every time you approach your unique home. Thanks to its pristine condition, you can instantly welcome friends and family. The interior palette is made up of calming neutrals, so settling in will be easy, and you already benefit from the thoughtful touches like column radiators and bespoke shutters. You'll love relaxing in your reception room, which has plenty of natural light thanks to the generous windows, and there's plenty of room for both dining and relaxing. When it's warm enough, you'll love being able to spill outside to your private south-facing garden, which will truly become an extension of your living space. The leafy climbers ensure it's all perfectly secluded, so roll on BBQ season.

The kitchen is smart and modern, with ample storage, stylish cabinets, high-spec integrated appliances, a convenient breakfast bar and even a wine fridge - the ultimate luxury! The bathroom has a similar design, with fantastic custom storage, a spacious walk-in shower, a vanity top-basin and charming flooring tiles. Upstairs, the bedrooms before have more of that pristine finish - the dual aspect master has a fantastic amount of natural light, although the bespoke shutters will ensure you have control over the amount. Meanwhile, the rear bedroom benefits from built-in storage.

Just ten minutes beyond your picturesque front yard, private driveway and no-through street, you'll find the glorious Lloyd Park, which also houses William Morris Gallery, the former home of Walthamstow's most famous son. Mere minutes away,

you'll find "London's best pizza" (according to the Evening Standard) at Sodo on Hatherley Mews, an area that's enjoying a fantastic regeneration thanks to the arrival of Walthamstow Soho Theatre there (due to open later this year). You're also a five minute stroll from Europe's longest market, which runs along the High Street. In this area you've also got the newly opened Forest Cinema, as well as the convenient chains in the 17&Central shopping centre. And if you need to travel beyond E17, it couldn't be easier; Walthamstow Central station is around a half mile on foot and allows quick and direct access to Oxford Circus and Liverpool Street via the Victoria line and Overground respectively.

#### WHAT ELSE?

- New local? How about The Chequers on the High Street, a favourite with many due to its community-focused events and delicious roasts.
- Walk 12 minutes towards St James Street and you'll find the dynamic social hub CRATE St James, buzzing with creative ventures, from independent eateries and florists to delis and boutiques.
- Just a few minutes from you is East of Eden, offering yoga and pilates whenever you need to do some serious stretching, while craft beer fans can get their 'exercise' on the Blackhorse Lane Beer Mile, where taprooms include Signature, Exale,, Hackney, Wild Card and Big Penny Social - you can be at the first stop within around twenty mins.



#### A WORD FROM THE OWNER.....

"Westbury Road is a fantastic location, a really quiet, one way street but just a few minutes from the high street, Sodo Pizza, the cinema and the station! I have loved modernising this old coach house and felt so lucky to have a detached house with off-road parking (a godsend in Walthamstow!) The courtyard and front garden has been a real joy, where I discovered a love of gardening and the open living space has been perfect for hosting friends and family. Living on Westbury Road has been one of the best experiences. It's a brilliant and lovely community, with neighbours who have lived here for over 30 years. Everyone is so friendly and I especially love our annual Street party! I will miss it dearly. "

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**Garden**  
10'0" x 18'8"

**Bedroom**  
9'1" x 13'0"

**Reception Room**  
12'9" x 21'4"

**Bedroom**  
12'1" x 9'0"

**Kitchen**  
9'0" x 13'4"

**Bathroom**  
6'10" x 5'8"



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