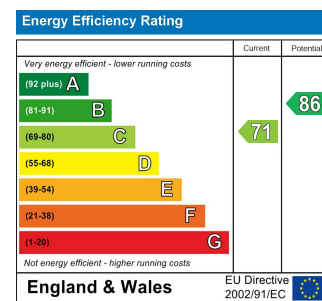




Total Area (Excluding Eaves Storage): 105.7 m<sup>2</sup> ... 1138 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



## WYATTS LANE, WALTHAMSTOW

### Offers In Excess Of £675,000 Freehold

### 4 Bed House - Mid Terrace



#### Features:

- Four Bedrooms
- Victorian Mid Terraced House
- Beautifully Presented
- Loft Conversion
- En Suite
- Close Proximity to Wood St Station

An immaculately presented, four bedroom, three storey, two bathroom family home, lovingly developed and with a lengthy rear garden and impeccable finishes throughout. You're just a half mile from The Village, with Wood Street on your doorstep.

Your rear garden's a simple, zero maintenance stretch of Trulawn, flanked by timber fencing and brick walls. Barely overlooked, you've plenty of potential to make this space your own.

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0203 397 2222

**E4 & N17**  
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0203 369 6444

**E17 & E10**  
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0203 397 9797

**E18 & IG8**  
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**E8, E9, E5, N16, E3 & E2**  
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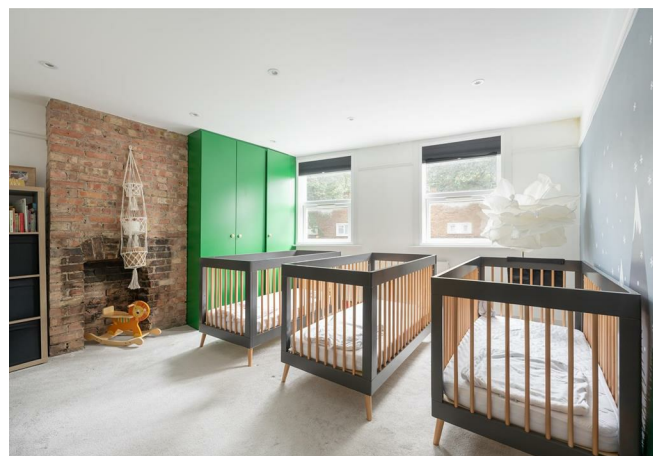
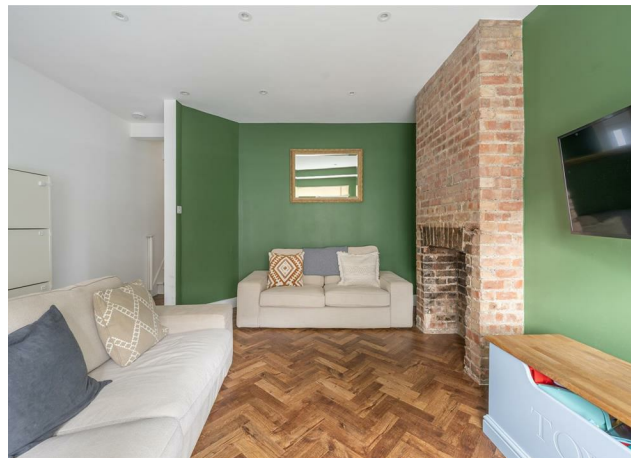
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IF YOU LIVED HERE...

The first of a series of striking spaces will be your 180 square foot front reception, with pristine herringbone style Luxury Vinyl Tiles flowing in from the hallway, a perfect pea green colour scheme and gorgeous exposed brick chimney breast with blank hearth. Next door your kitchen's just as sumptuous in smoky grey cabinetry and quartz work surfaces, while your ground floor's completed by a handy utility space and gleaming family bathroom.

Upstairs you have three double sleepers, all finished in that same elegant, characterful style and ranging from 180 to eighty square feet. Your principal bedroom to the front also features twin windows and another exposed brick chimney breast That full length loft conversion completes things in style, over 200 square feet of space between twin skylights and a lovely Juliet balcony, with a boutique en suite to add the finishing touch.

Outside and, as noted, you have our growing neighbourhood of Wood Street right on your doorstep, just moments away for an ever evolving choice of cafes and day to day amenities. A half mile stroll brings you to Walthamstow Village, its peaceful, leafy streets

home to a huge range of independent dining spots, from the esoteric charms of The Nag's Head to the cocktail chic of Eat17, you're sure to find a favourite.

WHAT ELSE?

- Wood Street overground is a little over five minutes on foot, for direct twenty minute runs to Liverpool Street. Alternatively, Walthamstow Central is just one stop down, for a quick swap to the Victoria line.
- You have twenty schools all less than a mile away, a mix of primary and secondaries, state schools and independents.
- Endlessly explorable Epping Forest is just a fifteen minute stroll to the East, for unparalleled, boundless nature. Or if you prefer your greenery more manicured, the landscaped gardens of Lloyd Park are just a similar stroll to the West.



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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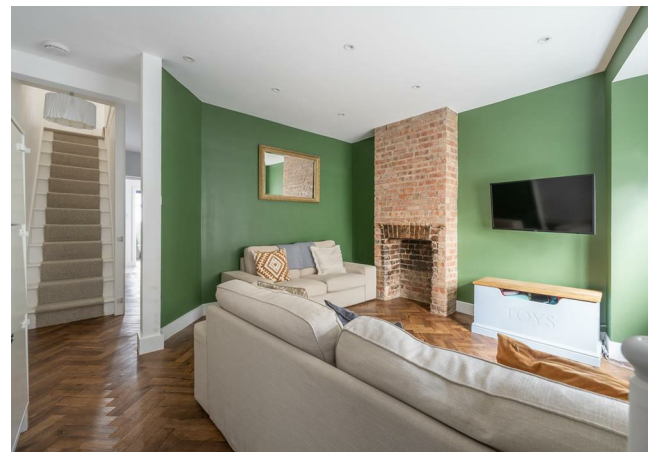
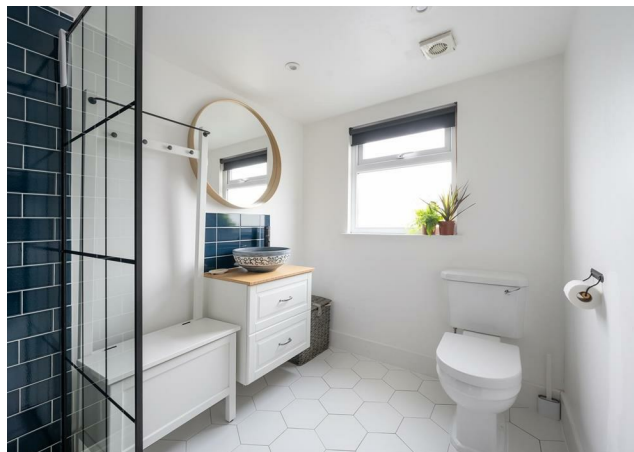




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**Reception**  
13'2" x 14'9"

**Kitchen**  
10'1" x 10'9"

**Utility**  
7'2" x 4'9"

**Bathroom**  
7'2" x 5'6"

**Bedroom**  
7'2" x 10'7"

**Bedroom**  
7'3" x 10'9"

**Bedroom**  
13'2" x 14'4"

**Bathroom**  
6'5" x 11'1"

**Bedroom**  
13'1" x 19'0"

**Eaves Storage**

**Garden**  
approx. 31'9" x 13'3"



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