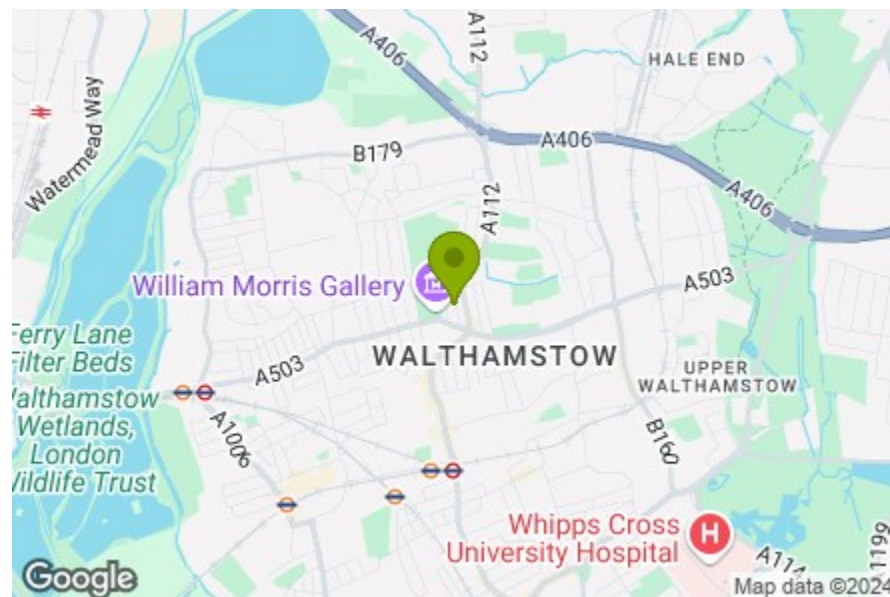


Total Area: 77.1 m² ... 830 ft²
All measurements are approximate and for display purposes only.

- Reception Room
25'10" x 11'3"
- Kitchen
8'6" x 6'0"
- Bedroom
11'8" x 10'9"
- Bedroom
11'3" x 10'9"
- Bedroom
8'5" x 5'11"
- Bathroom
6'0" x 5'11"
- Garden
36'1"



| Energy Efficiency Rating | |
|--|-----------|
| Current | Potential |
| 54 | 90 |
| <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 | |



BROMLEY ROAD, WALTHAMSTOW

Offers In Excess Of £625,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Quiet Residential Location
- Chain-free
- Easy Access to Lloyd Park
- Potential to extend (stpp)
- Short walking distance to Walthamstow Central Station

This bright and timeless three-bedroom home sits on a quiet street in a prime E17 location. Not only is Walthamstow Central station within easy reach, some of the area's best amenities are right on its doorstep - beloved Lloyd Park can be reached in moments. Other highlights include the west-facing rear garden, spacious through-lounge, separate kitchen, plus the bags of potential it has when it comes to extension opportunities. It's also on the market chain-free.

REQUEST A VIEWING
0203 397 9797

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

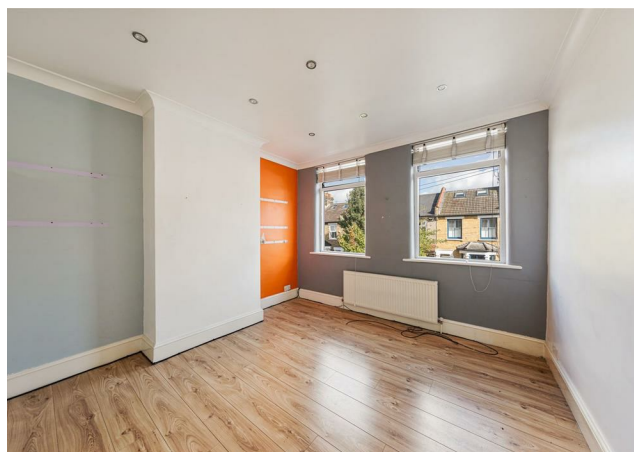
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

You'll love the sense of space that this charming home provides. The smart layout ensures you're covered whether you want to create a social space for entertaining or a cosy den for hibernating. Your dual aspect through-lounge is bursting with light, with the neutral decor acting as a blank canvas should you want to add your own character. Whatever further developments you choose to make, you've got plenty of period features like the beading and fireplace surround to work with.

Your kitchen is neat and modern, leading the way to your west-facing rear garden. This lovely space is filled with foliage, which brings a real air of seclusion, and has both a rear shed and out-building.

Upstairs, you'll appreciate the convenience of the first floor bathroom, and you'll also enjoy having two spacious double bedrooms, and the third smaller one could be perfect as an office or nursery.

As for beyond, Lloyd Park can be found just a few moments away, bursting with highlights including the two cafes (one of which is currently operated by the ever-popular Deeney's), the charming William Morris Gallery, a skatepark, playground, tennis courts and dog enclosure.

You'll also be spoilt for choice there when it comes to eateries. You're minutes from some brilliant cafes, including vegetarian cafe Buhler and store-cum-cafe-cum-gallery Wynwood Art District.

Further along on Hoe Street, Shri Lakshmi and Yard Sale Pizza are all excellent choices, and handily offer takeout. Within a few months you'll also be able to enjoy the benefit of being just a few minutes on foot from the much anticipated Soho Theatre Walthamstow, which has been given a £30m investment as part of the council's London Borough of Culture 2019 commitment to place culture at the heart of its communities' (one of the reasons we love Walthamstow so much).

And if you need to travel beyond E17, it couldn't be easier; Walthamstow Central station is walking distance and allows quick and direct access to both Oxford Circus and Liverpool Street via the Victoria line and Overground respectively.

WHAT ELSE?

- You've got a great choice of local pubs; Ye Olde Rose and Crown and The Dog & Duck are much-loved by the community and can be reached quickly on foot.
- If you want a change of scene from the park, head to Fellowship Square for its delightful fountains and community events organised by the local authority.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, the convenient chains found in the 17&Central shopping centre, and the 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

REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM