



Total Area: 74.1 m<sup>2</sup> ... 797 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.

Reception  
10'2" x 22'10"

Kitchen  
12'1" x 9'8"

Bathroom

Storage

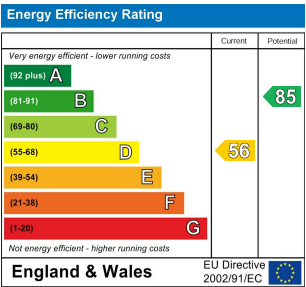
Bedroom  
12'10" x 10'2"

Bedroom  
7'5" x 10'3"

Bedroom  
7'1" x 9'10"

Storage

Garden  
15'10" x 12'11"



## PARKSTONE ROAD, WALTHAMSTOW

Offers In Excess Of £635,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedrooms
- Victorian Mid Terrace House
- Beautifully Presented
- Secluded Rear Garden
- Spacious Reception Room
- Wood Street Location
- Walking Distance to Walthamstow Village

A bright and timeless three-bedroom Victorian terrace with charming features, a spacious reception, bright kitchen and secluded south-west facing rear garden, all within walking distance of Wood St and Walthamstow Village - each equally unique.

As for transport options, it's a nine minute stroll to Wood Street station, but Walthamstow Central is around a mile, so transport options are plentiful, whether you want to go on the tube to the West End or Overground to the City. You've got plenty of greenery nearby too, from Epping Forest to E17's much-loved Lloyd Park.

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  
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#### IF YOU LIVED HERE...

You'll love approaching your home, with the tiled pathway and bay frontage. Head through your hallway to your large reception room, which is beautifully bright with immaculate decor and thoughtful features such as the custom shutters. Head to the rear and you'll find your smart kitchen, fantastically decked out with inky blue units, brass fittings and sleek terrazzo-style worktops - you'll love making use of the breakfast bar, showcased by the skylight overhead. Your bathroom is just as modern, with gorgeous vintage-style features and a plush walk-in shower.

Head upstairs and you'll find three stylishly decorated bedrooms with soft carpeting underfoot and more period features such as the ornate picture rails.

Back downstairs, exit through the patio doors in your kitchen and enjoy your spacious rear garden, which is wonderfully secluded thanks to the mature foliage, not to mention being a sun trap due to the south-west facing position.

Beyond, you have a fantastic neighbourhood to explore... Head towards St Peters-in-the-Field to enjoy the tranquility of Epping Forest, or head in the other direction towards Lloyd Park for the more curated gardens and facilities.

As for food and drink-based perks, you're in luck because Wood Street is thriving...

Not only does it look great thanks to the good work of local mural studio Wood Street Walls, but several exciting new stores and eateries have popped up amongst the old favourites, like the brilliantly unique Wood Street Indoor Market and local institution garden centre Lancasters. Not sure where to start? Try the Lebanese and Palestinian eatery Mini Hiba, new craft beer bar Wood Street Bear, tasty brunch spot Dudley's and the iconic (thanks to the Real Housewives of E17 Instagram account) Wood Street Bakery (the jalapeño and cheese twist is a must).

#### WHAT ELSE?

-You're only a 14 minute stroll to the Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well Pillars Brewery, Trap and gin palace Mother's Ruin.

-You don't have to travel far to dine in style; Arte e pasta, an Italian sharing plate restaurant with a focus on hand-made pasta, is a mere 0.5 miles from your home.

- If you want a change of scene from the forest, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority - it's a 15 minute walk from your front door.



#### 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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