



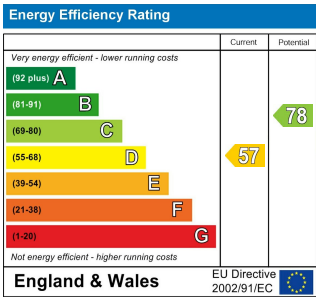
HIGHAM HILL ROAD, WALTHAMSTOW
Offers In Excess Of £700,000 Freehold
3 Bed House



Features:

- Beautifully Presented
- Three Double Bedrooms
- Period Features
- Two Bathrooms
- Kitchen/Diner
- Private Rear Garden

A beautifully finished, generously arranged three double bedroom end-of-terrace, full of vintage charm and period features. Across the three floors, you have two receptions, two bathrooms and a WC, and lovely south-west facing rear garden with a garage at the rear. As for the location, this part of E17 is frequently lauded by the press as a top place to visit. Blackhorse Road station is within easy reach for convenient transport links, and you'll find top class amenities on your doorstep, as well as plenty of green spaces, including the our beloved Lloyd Park.



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IF YOU LIVED HERE...

Thanks to the thoughtful restoration by the previous owners, you can enjoy your new home from the day you move in. The decor is spotless and the period features such as the fireplace and original flooring sit beautifully alongside extra touches such as the bespoke carpentry.

At the front, the reception room is bright, spacious and packed with charm, while at the rear the adjoining kitchen and second reception are just as special. You'll love the rustic style and ample amount of storage, and when the sun is shining it'll be a pleasure to spill outside to your garden, where you can admire the mature foliage and make use of your own private garage at the rear - a rarity in this part of London.

Head back inside to your gorgeously finished hallway and staircase, up to the first floor, where you'll find two smart doubles and an artfully designed family bathroom, complete with vintage-style fittings and charming panelling. Up on the loft you'll find your master bedroom, plus plenty of storage and an en-suite. Don't forget you have a WC on the ground floor too, perfect for guests.

Outside, Lloyd Park's landscaped gardens, cafes and courts are half a mile on foot, while the fantastic Walthamstow Wetlands is only slightly further.

Half a mile west, you'll also find the much-lauded veg-friendly SlowBurn, which was named one of the Guardian's essential restaurants to 'try right now', so you'll want to book. Other places to add to your list include the community-centred bouldering studio Yonder and the creative studio Blackhorse Workshop, which runs a variety of brilliant classes. You're also a short hop from the Blackhorse Beer Mile, where you'll find some of East London's best craft beer breweries, bars and street food.

WHAT ELSE?

-It's a 12 minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around 15 mins, or hop on the Overground, which zips between Gospel Oak and Barking. Buses are plentiful too. You also have the option of strolling slightly further to St James Street or Walthamstow Central for the Weaver Overground route to London Liverpool Street.

- Just eight mins away you'll find the the independent wine shop and bar Forest Wines, which specialises in organic, biodynamic, natural wines and also has a great selection of craft beers. You can also order a changing selection of small sharing plates and wine by the glass at the bar.

-Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and the newly opened Forest Cinemas.



A WORD FROM THE OWNER...

'We haven't lived at the house for a good few years but initially moved to Walthamstow as we loved the community feel, parks and pubs. Was a great place with a young family with loads of other parents around. Also easy access to central London and equally an easy route out up the motorway for weekends away.'

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Reception Room

12'2" x 15'1"

Reception Room

11'4" x 8'11"

Kitchen

5'9" x 7'10"

WC

Utility Room

Bedroom

11'4" x 8'10"

Bedroom

7'6" x 14'9"

Bathroom

Storage

Bedroom

11'0" x 13'8"

Bathroom

Eaves Storage

Garden

16'9" x 13'6"

Garage

8'11" x 12'8"



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