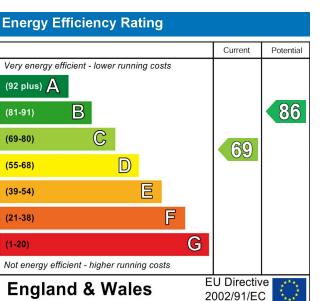


Total Area (Excluding Garden & Garden Studio): 87.2 m²... 938 ft²
 Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



MACDONALD ROAD, WALTHAMSTOW Offers In Excess Of £600,000 Freehold 3 Bed House



Features:

- Victorian Style Terrace
- Three Bedrooms
- Two Bathrooms
- Garden Studio
- Through Lounge
- No Chain
- In Need of a Little Modernisation

Situated on a quiet street in an increasingly sought-after part of E17, this bright and spacious three-bedroom terraced home boasts a large double-reception, two bathrooms and a private garden with a studio at the rear - not to mention the stylish decor throughout. As a further bonus the house is offered for sale on a chain free basis. It's all just a short walk from the fantastic eateries and transport links of Wood Street, while Walthamstow Central is just slightly further for even more options.

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E11, E7, E12 & E15
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0203 397 2222

E4 & N17
hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

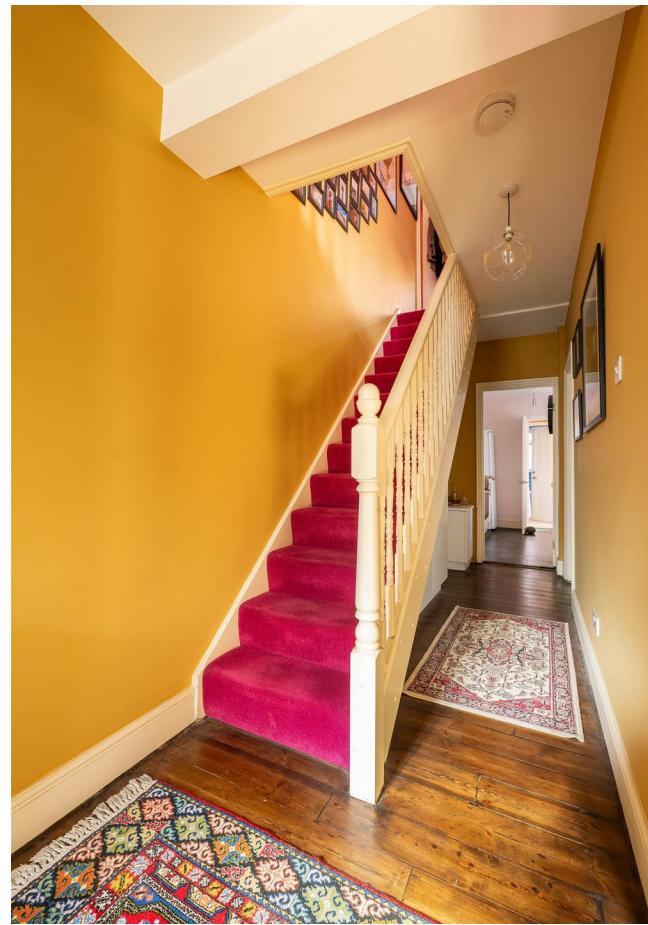
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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IF YOU LIVED HERE...

You'll love the consideration that has gone into designing this home – and because the style is timeless, it will continue to make an impact for many years to come.

Beyond your spacious hallway, the dual aspect double-reception is bright and airy due to the grand scale, but it still retains a suitably cosy feel thanks to the deep tones. The bespoke carpentry not only looks great but will be a real convenience, and you'll love the opportunity to double the space up as a lounge and dining room.

Towards the rear you'll find your modern kitchen, where features include the glossy tiling, timber-style worktops and pristine units. The integrated appliances will be particularly convenient, as will the walk-in storage area and stunning ground floor bathroom, which is decked out in glossy blue tiling and vintage-style fittings.

It'll be a treat to sit out in the garden when the sun is shining, where you'll also find your studio – a brilliant space that could be used in countless ways.

Head up to the first floor and you'll find three stylish bedrooms, all with unique decor but the same bold pink carpeting, which gives a lovely cohesive feel. You also have your second bathroom, just as beautiful with more vintage-style fittings, such as the washstand basin, and a spacious walk-in shower.

Despite being situated on a quiet, residential street, the home is within walking distance of so many of Walthamstow's top perks. Your favourite new coffee shop Ruttle & Rowe is a short two minute stroll, while the delights of Fellowship Square can be found 12 minutes away on foot. The north point of Lloyd Park is a mere 15 minute walk, while the joys of Wood Street, such as the brilliant indoor market, can be found a similar distance away. There's even Epping Forest 0.5 miles away if you fancy being surrounded by trees and nothing else. It's pretty much got it all, which is why we love this area so much.

WHAT ELSE?

- You're only 14 minutes to Wood Street station, where you can nip to Liverpool Street in 20 minutes on the Weaver line, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line.

- Not sure where to start when exploring the new neighbourhood? Try excellent beer shop-cum-bar Clapton Craft, tasty brunch spot Dudley's, award-winning bakery Chocolatine, but there's much more.

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court and convenient chains. The new Forest Cinema has opened in that area, perfect for movie nights.



A WORD FROM THE OWNER...

"We love being so close to the forest for walks and having all the amenities of Wood Street only a few minutes walk away. Having the excellent Ruttle and Rowe coffee shop just over the road is a community hot spot for great coffee and neighbourhood catch ups. Our street is very friendly and welcoming with the bonus of having a no through road cutting down traffic and noise pollution. There are many great food and drink options within a short walk and good transport links."

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Porch

Reception
10'4" x 24'11"

Kitchen
8'2" x 10'3"

Bathroom
7'9" x 6'0"

Bedroom
14'2" x 8'1"

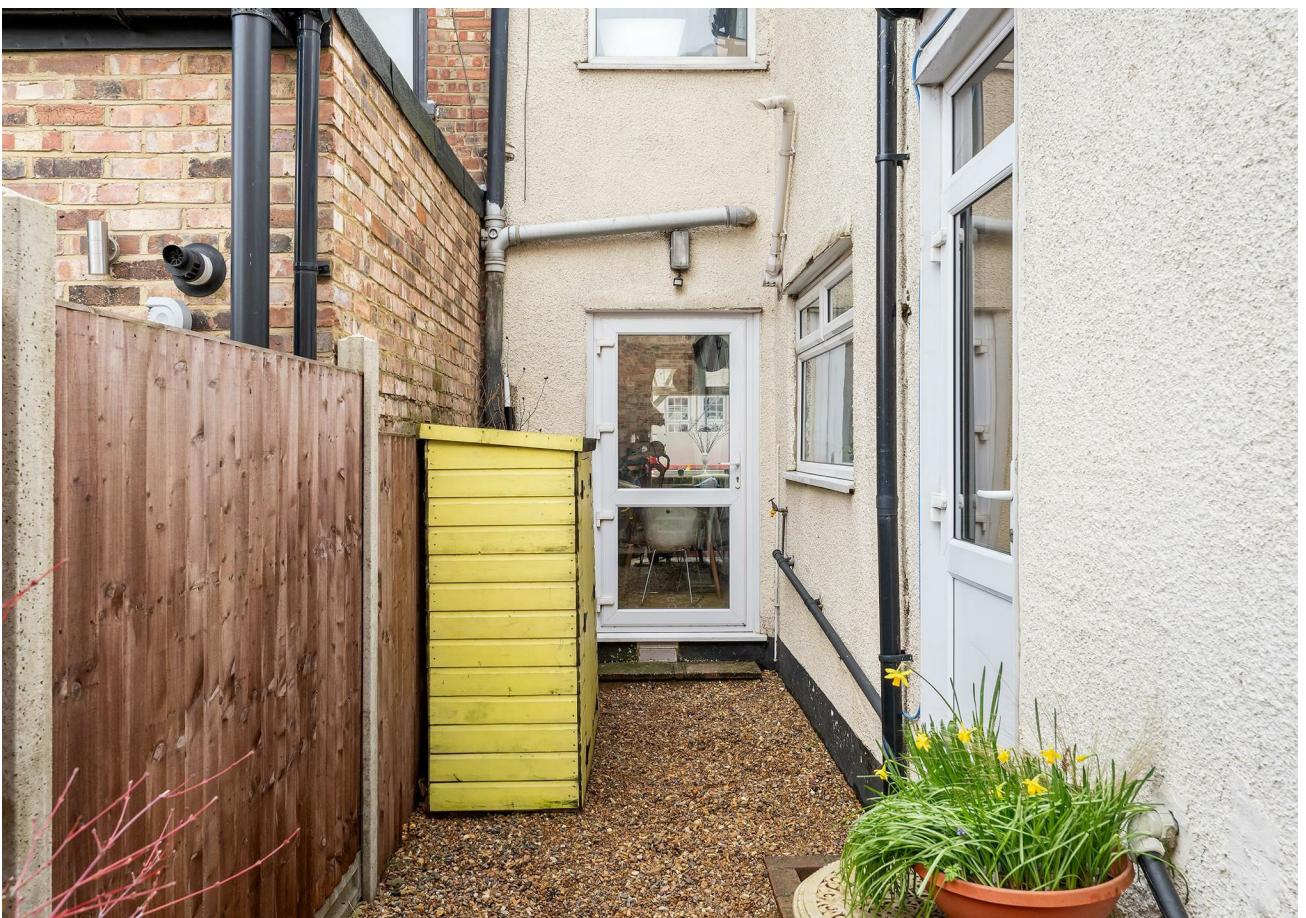
Bedroom
8'7" x 8'2"

Bedroom
8'1" x 10'4"

Bathroom
8'7" x 5'6"

Garden
14'11" x 31'0"

Garden Room



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