

HILLCREST ROAD, WALTHAMSTOW

Offers In Excess Of £825,000 Freehold
3 Bed House



Features:

- Three Bedroom House
- Victorian Terrace
- Upper Walthamstow Location
- Outbuilding
- Wooden Floors
- First Floor Bathroom
- Close To Epping Forest
- Landscaped Rear Garden
- Chain Free

An immaculately presented, three bedroom, Victorian family home, with a stylish kitchen, beautifully landscaped rear garden and independent garden studio. You have Epping Forest right on your doorstep and bustling Wood Street just half a mile on foot.

Your door to door City commute could take just half an hour from nearby Wood Street station, where Overground trains run straight through to Liverpool Street in twenty minutes.

REQUEST A VIEWING
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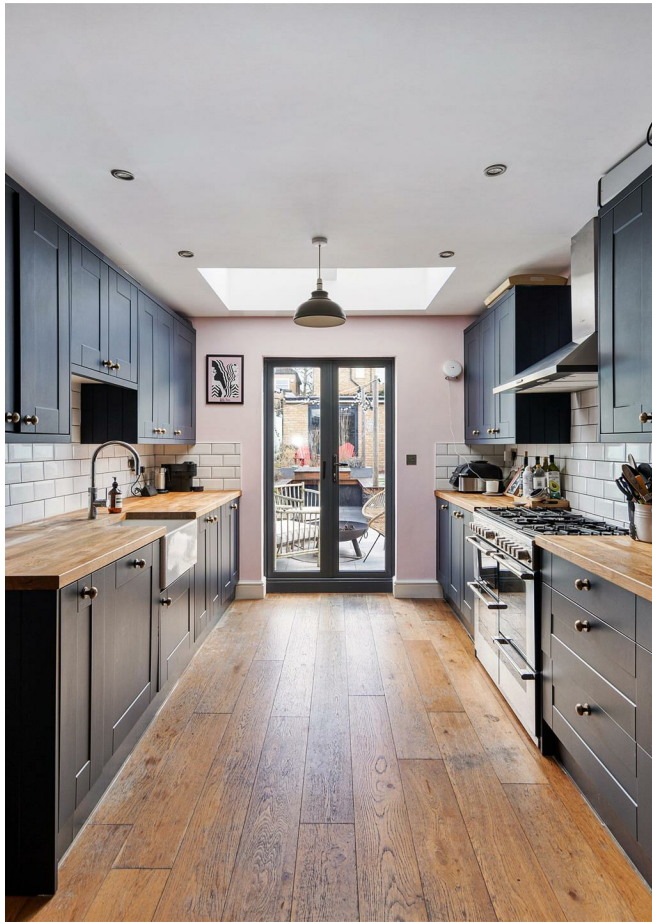
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IF YOU LIVED HERE...

Smooth timber floorboards run underfoot across every square foot of your new ground floor. In your huge, 285 square foot, reception room, daylight pours in through the bistro shuttered box bay window, and an ornate vintage hearth takes centre stage. Continuing along the hallway, past the handy ground floor WC, we come to your stylish, 165 square foot, kitchen. In here, matt navy cabinets and chunky timber worktops combine with white metro tiled splashbacks, there's an integrated wine chiller and a deep Belfast sink, complete with a Quooker tap, sits opposite your stainless steel, double chef's oven, with a gas range and extractor hood.

French doors open onto your immaculate, stone patio, where you'll find a bespoke, timber constructed dining and barbecue area, perfect for al fresco entertaining. A raised stretch of TruLawn leads to a second, paved relaxation area and a sturdy brick garden studio sits to the rear. Currently in use as a home office and exercise room, this spacious garden retreat also offers many possibilities for independent, multi generational living with a custom built-in double wall bed. Back inside, and upstairs more of that blonde, timber flooring runs underfoot in all three of your bedrooms.

Your 220 square foot, principal bedroom is bathed in natural light courtesy of another bistro shuttered box bay window, a triple set of customised, fitted wardrobes runs along one wall and everything is finished in soothing, neutral tones. Your second and third sleepers both offer views over the garden while in between you'll find your contemporary family bathroom. All decked out in glossy, white metro tiling and matt

white paint work, with modern white suite, mosaic flooring and a shower over the bathtub.

Epping Forest is practically on your doorstep here, offering you endless exploration opportunities on foot or by bike. Stepping out of your front door, it's just three minutes until you're out in the dense woodlands and open green meadows of this expansive natural oasis. Ten minutes in the opposite direction brings you to the vibrant shops, bars and restaurants on Wood Street. Famous for its quirky indoor market, full of vintage finds, there's also a great artisanal bakery and some wonderful eating and drinking establishments. We'd particularly recommend Marilucia restaurant, for its authentic Italian cuisine, Wood Street Bakery and Chocolatine also on Wood Street.

WHAT ELSE?

- There are twenty three primary and secondary schools within a mile of your new home including. The closest, Frederick Bremer Secondary School and Thorpe Hall Primary School, all achieved a 'Good' rating in their latest Ofsted inspections. You also have Woodside Primary Academy with an Outstanding rating.
- Family members under seven years old will be delighted to know that Role2Play, an imaginative, immersive play centre, is only a fourteen minutes walk away.
- For fitness and pampering, Waltham Forest Feel Good Centre is a mile from your door, where you can work out in the state of the art gym or make use of the luxurious spa.



A WORD FROM THE OWNER...

"We have really enjoyed living here and raising our two young children in this fantastic area. Having Epping Forest so close by has been a huge benefit, giving us plenty of opportunities for walks, bike rides, and time outdoors. The local schools are excellent, and the great transport links into Central London have made commuting and getting around very easy.

Over the past 10 years, we've seen the area grow, with new cafés, shops, and family-friendly spaces adding to the community feel. It's been a great place for children to grow up, offering both convenience and access to nature. While we're moving on to our next chapter in Scotland, we know this home and the area will be just as enjoyable for the next owners."

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Reception Room

11'5" x 25'5"

WC

Kitchen

9'10" x 16'11"

Bedroom

15'11" x 14'2"

Bedroom

10'2" x 10'9"



Bathroom

5'6" x 5'8"

Bedroom

9'10" x 6'7"

Garden

16'4" x 40'0"

Garden Room

14'0" x 9'10"



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