



Reception Room
11'1" x 13'11"

Reception Room
11'8" x 10'9"

Kitchen
14'3" x 8'1"

Bathroom

Bedroom
14'2" x 11'2"

Bedroom
8'10" x 10'10"

Garden
32'7" x 14'9"



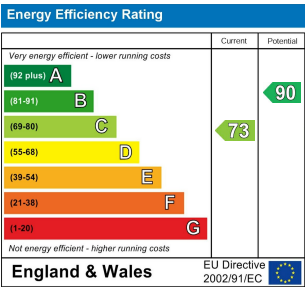
HERVEY PARK ROAD, WALTHAMSTOW
Offers In Excess Of £625,000 Freehold
2 Bed House - Mid Terrace



Features:

- Victorian Terrace
- Two Bedrooms
- Through Lounge
- Ground Floor Bathroom
- No Chain
- Brick Fronted
- Superbly Located

This wonderfully located two-bedroom Victorian terraced house offers 863 sq ft of living space. Advantages include plenty of convenient built-in storage, elegant classical styling, open plan double reception and 32'7" garden, Situated in a vibrant cultural hotspot, you'll find trendy cafes, independent shops, and an abundance of green spaces just a stone's throw away. For commuters, Blackhorse Road Station is a short stroll from your door, with the Victoria Line whisking you to the West End in under 20 minutes and Liverpool Street via the Overground in under 15 minutes. With its prime location and no onward chain, this home offers an unmissable opportunity to settle into a lively, well-connected neighbourhood.



REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE

Welcome to this elegant brick-fronted home where upon entering, you're greeted by the generous through reception – a light-filled space brimming with character. A bay window floods the space with light, while elegant pillars and arched alcoves offer unique nods to classical architecture. The ornate coving and ceiling roses enhance the refined atmosphere, and engineered wood flooring flows seamlessly through both rooms, providing ample space for a lounge and formal dining area.

The kitchen/diner is a delightful blend of style and functionality, featuring grey country-style cabinets and generous counter space for all your culinary needs. A handy built-in breakfast bar is perfect for quick meals or casual dining. Natural light pours in through a glazed door, window, and skylight, creating a bright and inviting environment. The gas hob is a practical touch for home cooks.

Towards the rear, the bathroom offers a bright and elegant retreat. It features a glazed walk-in shower and a floor-length mirror while floor-to-ceiling grey marble tiles add a touch of luxury. The suite includes a drawer-mounted sink and a shelved cabinet for all your storage needs.

Upstairs, the master bedroom spans the front of the house, covering a generous 160.46 sq ft. Thoughtfully designed bespoke wardrobes and cabinetry on all sides

maximise storage, whilst a built-in dressing table and two large windows create the perfect space to prepare and refine your look.

The second double bedroom (81.99 sq ft) is equally charming, with built-in wardrobes, and a bookshelf, ample natural light, and a view of the garden below.

The 35-foot garden is designed for low-maintenance convenience, with paved areas ideal for entertaining and alfresco dining. North-east facing, it captures sunlight from early morning, while creepers adorning the fenced boundaries ensure a green outlook all year round. A shed to the rear provides additional storage for garden essentials.

WHAT ELSE?

- Nature lovers will enjoy exploring Walthamstow Wetlands, Europe's largest urban nature reserve, just a short bike ride or walk away.
- Lloyd Park, less than a mile from your doorstep, offers an outdoor gym, tennis courts, scenic picnic spots, and the renowned William Morris Gallery, perfect for art lovers.
- Families are also well-catered for with sought-after schools, including Stoneydown and Hillyfield Primary, just a short walk away.
- The local buzz of the renowned 'Beer Mile' offers plenty of dog-friendly microbreweries and pop-up food venues to choose from.



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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