



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.

Garden Studio
11'3" x 11'5"

Kitchen
13'5" x 9'3"

WC

Reception
9'9" x 11'1"

Reception
12'11" x 13'1"

Bathroom
6'10" x 9'1"

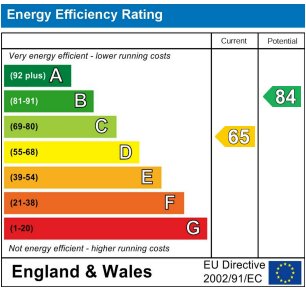
Bedroom
7'10" x 12'5"

Bedroom
13'0" x 11'6"

Utility
6'2" x 9'5"

Bedroom
11'8" x 19'2"

Garden
approx. 40'2" x 14'4"



MANOR ROAD, WALTHAMSTOW

Offers In Excess Of £725,000 Freehold

3 Bed House - End Terrace



Features:

- End of Terrace Family Home
- Chain Free
- Three Bedrooms
- Additional Utility Room
- First Floor Bathroom
- Stunning Garden Room
- Laid Out Over Three Floors
- Private Rear Garden
- Over 100sq m

A timelessly designed, immaculately finished three-bedroom end-of-terrace, situated on a quiet street in between the greenery of Lloyd Park and Higham Hill Park. Across the three floors, you have a double-reception, first floor bathroom, ground floor WC, utility room, and lovely south-facing garden with an incredible studio at the rear.

Not only are there many fantastic amenities in the direct neighbourhood, Blackhorse Road station is a mile away offering access to both the Victoria line and Overground. Buses are also plentiful, so it's a brilliant base for anyone wanting to enjoy all the fun of London. The home is on the market chain-free, too.

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0203 397 2222

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hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

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hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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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 features such as the designer wallpaper and timber flooring sit beautifully alongside extra touches such as the stunning bespoke carpentry.

At the front, the reception room is bright and spacious, while at the rear the dining area and kitchen are just as special. You'll love the polished style and ample amount of storage, and when the sun is shining it'll be a pleasure to spill outside to your secluded south-facing garden, where you can admire the lush lawn and make use of your incredible studio, which has been immaculately finished, with connection to the mains and heating.

Head back inside to your smartly finished hallway and staircase, up to the first floor, where you'll find two thoughtfully designed bedrooms and a sleek family bathroom, complete with a walk-in shower and tub. Up on the loft you'll find your master bedroom, plus plenty of storage and a brilliant utility room. 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 slightly further.

15 mins away, you'll also find the much-lauded veg-friendly SlowBurn, which was named one of the Guardian's essential restaurants to 'try right now'. 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 mile to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in around 15 mins, or hop on the Suffragette Overground, which zips between Gospel Oak and Barking. Buses are plentiful too.
- Parents will be pleased to learn there's an abundance of great primary and secondary schools in the area.



A WORD FROM THE OWNERS...

"We've truly loved living in this corner of Walthamstow. We've been blessed with wonderful neighbours, who we'll miss dearly. Just up the road, there's a large Coop, the fantastic organic shop Organi Hill (which, in our opinion, serves the best coffee in the Stow), and of course, the renowned 'beer mile'. For peaceful moments, the entrance to the serene Walthamstow Wetlands is nearby—perfect for a quiet walk or a good run.

We've also made the most of our local park, which offers tennis courts, basketball courts, two playgrounds, and even a dog playground! You'll find a post office and a lovely pub just up the road, and a short stroll will take you to It Takes a Village, a fantastic play spot for little ones. A few more minutes will immerse you in the beautiful Lloyd Park.

We've poured a lot of love into our family home, and we sincerely hope the new owners enjoy it as much as we have."

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