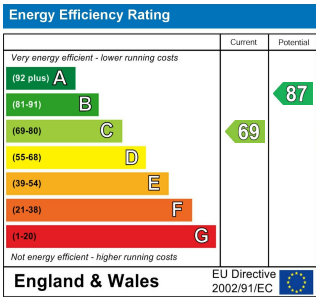




Total Area (Excluding Cellar): 123.6 m² ... 1330 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.



ALBERT ROAD, WALTHAMSTOW

Offers In Excess Of £875,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Victorian Home
- Moments from Walthamstow Central Station
- Potential to extend (stpp)
- Quiet Residential Location
- Easy Access to Walthamstow Village

This bright and spacious three-bedroom home offers a fantastic opportunity for lovers of period design who are keen to lay down roots in a prime E17 location. The spacious garden and ripe potential for further extension are just two of the highlights.

Walthamstow Village is seven minutes away on foot, while Walthamstow Central station is a even closer to speedily transport you to the West End or City. As well as all the top class amenities, you've also got plenty of greenery nearby, including Thomas Gamuel Park and Lloyd Park.

REQUEST A VIEWING
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E11, E7, E12 & E15
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0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

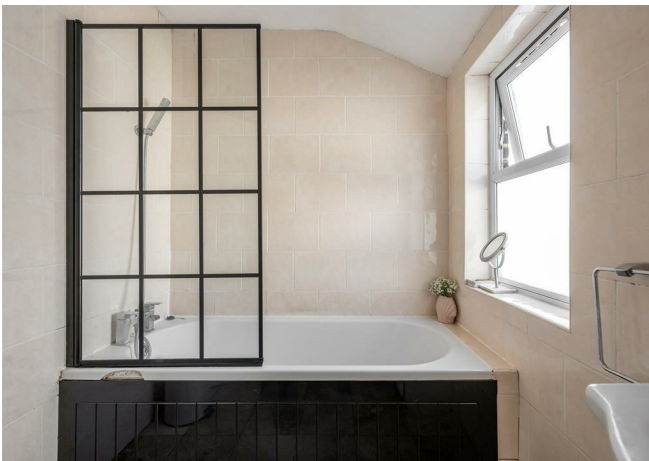
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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IF YOU LIVED HERE....

Inside your home, the generous and bright rooms are perfectly laid out, providing enough contemporary convenience to allow you to take your time with any design plans.

You've got an excellent starting point with the front reception which has retained its air of timeless Victorian style, with the bay windows, feature fireplace and ornate corning. The layout of the rear is excellent, with a kitchen/diner, second reception and utility/WC. It's all perfectly polished - especially the smart units and appliances in the kitchen, while also giving you scope to make your own plans, big or small.

At the rear you've got a spacious garden which is perfectly set up for BBQ season, with a lush lawn, two smart patios and a plenty of mature foliage.

Upstairs, the three bedrooms are nicely balanced, and the fact that you've already got a first floor family bathroom is a fantastic touch, especially with the separate WC.

As for beyond, Thomas Gamuel Park is just moments away, while Walthamstow Wetlands and Lloyd Park are both walkable - or an even quicker bike ride.

Walthamstow Village is a seven minute walk away, where you'll find an amazing selection of eateries and gastro pubs. Make the Queens Arms your first stop and finish up at the Nags Head, stocking up on groceries at the newly extended Eat 17 and Bora &

Sons on the way home. As for your caffeine fix, why not make your new coffee shop artisan bakery Suba - just a few minutes away?

As well as having Walthamstow Central station six minutes away for easy access to the Victoria line and Weaver Overground, Walthamstow Queen's Road station is even nearer, with trains running between Barking and Gospel Oak, perfect if you want to nip to the Essex seaside or open space of Hampstead Heath.

WHAT ELSE?

-Walthamstow Central has brilliant amenities, including Forest Cinema and the chains found in the 17&Central shopping centre. Hoe Street also has some fantastic perks, with the Soho Theatre Walthamstow set to be open by the time you move in.

-Head towards the St James Street area for creative hub CRATE, a great spot for socialising. You'll also find some wonderful food options nearby, such as True Craft, a micro-brewery with a pizza menu, and the Curious Goat, an excellent brunch spot.

- Parents will be pleased to know you have an abundance of highly regarded schools in the area, as well as plenty of other child-friendly highlights, such as numerous playgrounds and activities organised by the local authority.



A WORD FROM THE OWNER.....

This home has been full of wonderful memories - from childhood days in the garden to enjoying its bright, airy spaces. The large cellar has been a real bonus for storage, and we've kept some lovely original features throughout.

It's the perfect size for a family, with great transport links nearby (both overground and underground), plenty of local shops and restaurants, and excellent schools. We've also had fantastic neighbours—our road's WhatsApp group is surprisingly handy!

We've loved living here and hope the next owners will too."

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Reception
11'6" x 15'8"

Reception
9'9" x 12'1"

Kitchen/ Diner
10'2" x 17'10"

Utility
10'0" x 6'11"

Bedroom
15'5" x 15'8"

Bedroom
9'11" x 12'3"

Bedroom
10'2" x 15'7"

WC

Bathroom

Cellar
15'3" x 20'9"

Garden
67'5" x 15'3"



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