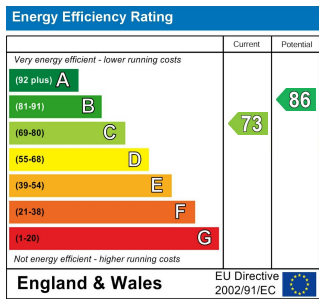


Total Area (Excluding Eaves Storage): 110.0 m² ... 1184 ft²

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.



QUEEN ELIZABETH ROAD, WALTHAMSTOW

Offers In Excess Of £875,000 Freehold

3 Bed House - Terraced



Features:

- Three Bedrooms
- Victorian Terraced
- Recently Refurbished
- Beautifully Presented
- Chain-free
- Short walking distance to Lloyd Park
- Easy Access to Blackhorse Road Station
- Extended Kitchen

Tucked between Lloyd Park and Blackhorse Road, this flawlessly restored three-bedroom terrace home balances Victorian charm and contemporary style in equal measure. With a beautifully extended kitchen/diner, converted loft, smart garden and two bathrooms and a WC, it's got plenty to shout about. And with Blackhorse Road station just a ten minute stroll away (hello, speedy Victoria line) you're never far from the action. That said, you may never want to leave E17...

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E4 & N17
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0203 397 9797

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0203 369 1818

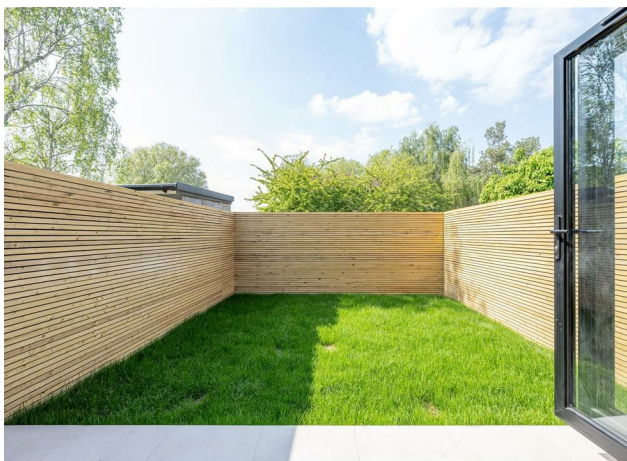
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IF YOU LIVED HERE...

You'll love the way that the period features and contemporary touches blend together to create a bright and beautiful living space. Beyond the stunning frontage, your reception is spotless, with thoughtful decor and engineered parquet flooring, plus striking features such as the ceiling rose, fireplace surround, column radiator and generous sash windows.

Prepared to be further wowed as you head to your vast kitchen/diner, a light filled space with more glorious features, such as the pristine kitchen units, beautiful tiling, sleek worktops and stylish black fittings. You'll love the considered design touches like the space saving vertical column radiator, while the ground floor WC will be a huge convenience. During warmer months, you'll love being able to throw open your generous bifold doors and make the most of your lush lawn.

On the first floor, you'll find two spotless bedrooms, including one with beautiful bespoke storage, plus a gorgeous family-sized bathroom, which has fantastic marble-style tiling and striking black fittings. Finally, in the loft you've got your master bedroom, with an elegant ensuite and eaves storage.

As for beyond, there's an abundance of green space in the area; the fantastic Walthamstow Wetland is only a short stroll away, while Lloyd Park - home to the iconic William Morris Gallery - is even closer in the other direction.

Just three mins away you'll find authentic eatery the Italian Bakery - perfect for takeaway. A few minutes further, you've got independent wine shop and bar Forest Wines, which specialises in organic, biodynamic and natural wines. Five minutes beyond that, you've even got an original Banksy, preserved within the Bonners fish and chip shop signage. A similar distance, you've got foodie favourite restaurant SlowBurn, while the UK's first dedicated brandy house, Burnt Faith, is even closer. There will soon be community saunas in this area, too. Then there's the Blackhorse Road Beer Mile beyond that. You'll never be bored, let's put it that way.

Want escape further afield? As well as giving you access to the Victoria line, Blackhorse Road station offers the convenience of using the Suffragette Overground line. Buses are plentiful too.

WHAT ELSE?

- By the time you move in, you'll also be able to enjoy the benefit of being just 0.8 miles from the much anticipated Soho Theatre Walthamstow, which has been given a £30m investment as part of the council's London Borough of Culture 2019 commitment to place culture at the heart of its communities'.
- Head towards the Bell junction and Hoe St beyond, and you'll come across some of the excellent independent ventures, including vegetarian-focused cafe Buhler, award-winning pizza restaurant Sodo, and the gloriously eclectic Walthamstow Trades Hall.
- If you want a change of scene from the park, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority.



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

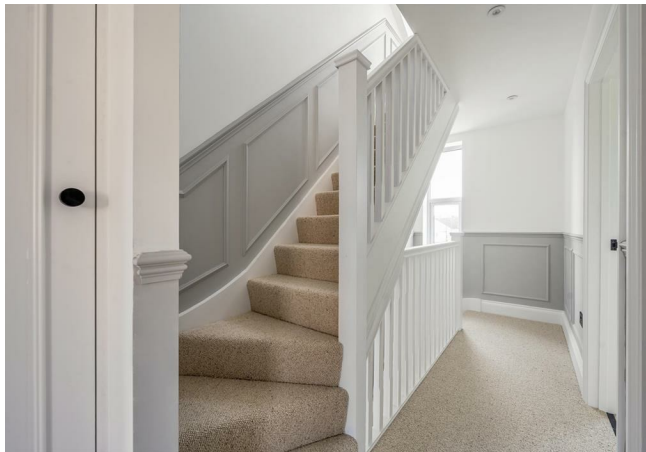
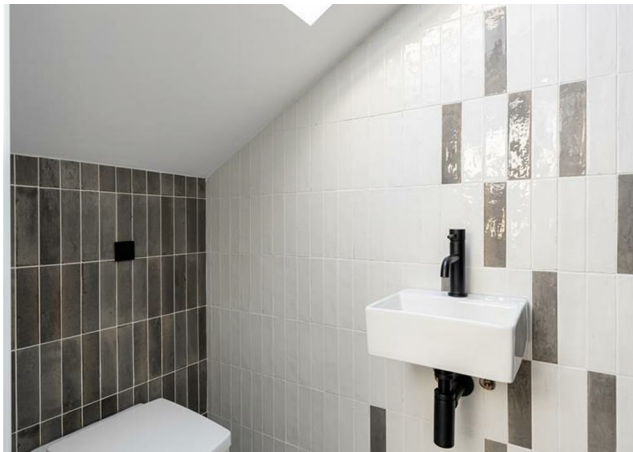
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Garden
17'10" x 15'7"

Bathroom
9'1" x 3'9"

Reception
11'5" x 12'7"

Bedroom
9'0" x 8'5"

Kitchen/ Diner
14'1" x 23'1"

Bedroom
12'1" x 20'11"

WC

Ensuite
3'2" x 7'8"

Bedroom
15'1" x 10'7"



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