



Summer House
11'6" x 6'6"

Shed
6'6" x 4'11"

Garden
49'2"

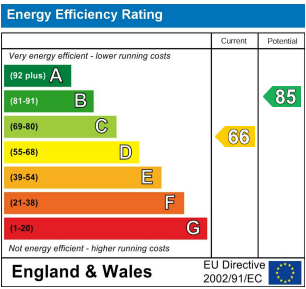
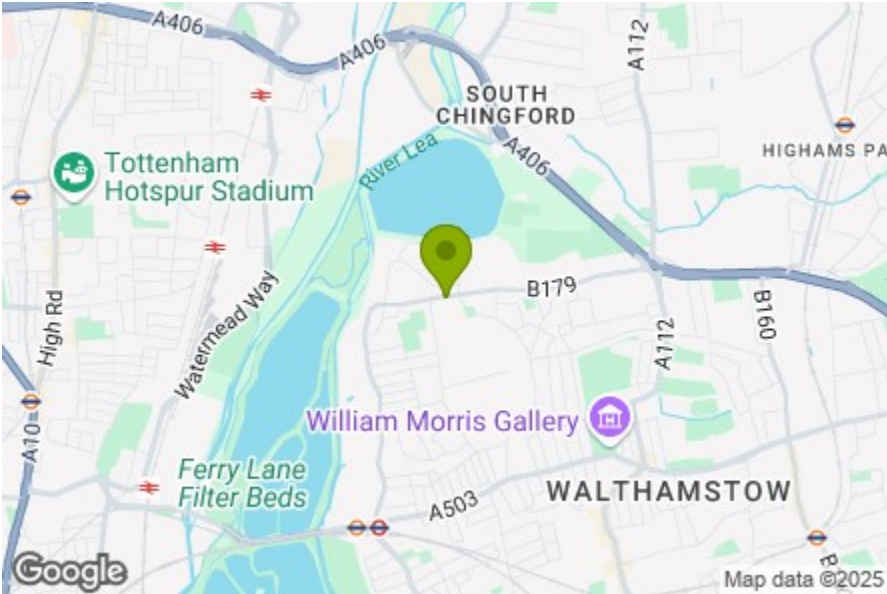
Reception Room
23'3" x 12'4"

Bedroom
13'9" x 10'11"

Bathroom
6'0" x 6'0"

Bedroom
12'3" x 12'1"

Bedroom
8'7" x 7'6"



BILLET ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Freehold
3 Bed House - End Terrace



Features:

- End of Terrace
- Three Bedrooms
- First Floor Bathroom/wc
- Through Lounge
- Good Sized Rear Garden
- Summer House

A charming three-bedroom end of terrace home tucked within Walthamstow's peaceful Higham Hill locale. Bright and airy throughout this home offers three generously sized bedrooms and boasts an expansive rear garden as well as a cosy summer house.

Ideally located, this abode benefits from close proximity to Blackhorse Road station, ensuring seamless commutes across the Capital via the convenience of the Victoria Line. You're also perfectly positioned moments from E17's many green spaces as well as the many amenities the neighbouring Blackhorse Lane hosts.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Appointed at the end of a terrace in ever-popular Walthamstow, this well-proportioned three-bedroom home presents an excellent opportunity for growing families or those seeking space to make their own. With its classic frontage and gated entry, the property opens into a bright and expansive through lounge with warm wood floors and crisp white interiors, creating an inviting, flexible living and dining space ideal for everyday comfort and entertaining.

The kitchen runs along a galley layout, fitted with ample cabinetry and generous work surfaces, while the first floor offers three well-sized bedrooms and a family bathroom. To the rear, the good-sized garden is a standout feature, with a patio perfect for alfresco dining, a handy storage shed, and a timber-clad summer house, an ideal retreat for a studio, home office or peaceful escape.

The property benefits from a location that balances convenience and lifestyle. Just a short journey to Blackhorse Road station, with swift Victoria Line and Overground links into Central London, and within easy reach of the wide green

expanses of Epping Forest, Walthamstow Wetlands, and Lloyd Park. Nearby, you'll also find local shops, schools, and the vibrant eateries of Walthamstow Village and High Street Market, making this a practical and promising choice for East London living.

WHAT ELSE?

- In search of further green space? Enjoy the verdant expanses of Higham Hill Park on your doorstep or take a slightly further stroll to Lloyd Park, a dynamic social hub home to a resident café, children's play area, botanical delights and the renowned William Morris Gallery, hosting the largest collection of Morris's work - a hotspot for art enthusiasts!

- Parents will be pleased to know you're perfectly located moments from an array of Ofsted acclaimed Primary and Secondary Schools.

- Drivers will have convenient access to the A406 moments from your front door, ensuring easy travels across London and beyond via the North Circular.



A WORD FROM THE OWNER...

"What I will miss about living on my street is that I have great relationships with all my neighbours and my neighbours always wish me a good morning. The convenience of taking a short walk to local amenities brings a sense of community when everyone's out. Living in this three-bedroom house has provided me with the flexibility I needed, which has made me grateful for living here.

The Blackhorse Beer mile is a 5minute drive away. There is also a Starbucks opposite Blackhorse Road. You also have better gym located towards the Chingford area which is a 6minute drive which has plenty of parking! I will miss enjoying sunset views in my garden every night. I like the fact that I can walk to Blackhorse Road, which takes around a 25 minute walk or 6minute cycle. Easy access to Walthamstow marshes through folly lane. Easy access to transport."

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