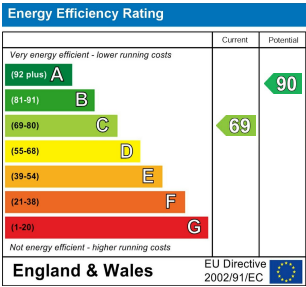


Total Area: 69.0 m<sup>2</sup> ... 742 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.

- WC
- Lounge/Dining room  
12'5" x 23'8"
- Kitchen  
7'7" x 11'10"
- Garden  
35'9" x 22'3"
- Bedroom  
12'5" x 10'11"
- Storage  
6'1" x 32'4'9"
- Bathroom  
6'1" x 6'7"
- Storage
- Bedroom  
7'7" x 11'10"



FULBOURNE ROAD, WALTHAMSTOW  
£1,995 Per Calendar Month  
2 Bed House - End Terrace



Features:

- Available Mid-August
- Two Bedrooms
- Victorian End of Terrace House
- Well Presented
- Stripped Wooden Floorboards
- Private Garden
- Short Walk to Wood Street Station
- Close Proximity To Epping Forest

A gorgeous two bedroom end of terrace home with rear garden, perfectly placed for Wood Street's amenities, transport links and open green spaces. Behind the modest exterior, this is a home abounding in scope for further development.

History buffs will love knowing you're just across the road from a former film production studio, while head down Wood Street itself to sample the fantastic Lebanese menu of Mini Haba, or rummage for retro trinkets at the Georgian Village stalls in Wood Street Market.

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#### IF YOU LIVED HERE

You'll be perfectly placed for all you need. Not only is our Wood Street neighbourhood within easy reach and the lush green spaces of both Epping Forest and Lloyd Park within a fourteen minute walk, but the myriad delights of Walthamstow Village are just a half mile stroll away. With idyllic, part-pedestrianised streets, historic architecture and the best artisanal shops and gastropubs around, this is set to become your future go-to spot.

Inside and your huge lounge/diner comes in at 300 square feet, with a box bay window to the fore and sleek timber floorboards underfoot, all illuminated by floods of natural

light courtesy of the dual aspect. Throw open the French doors here to access your rear garden. Currently a generous, low-maintenance patio.

Back inside and the ground floor's completed by your elegant, dual aspect kitchen and a handy WC. Head up the stairs for a wealth of storage in the hallway and your sizeable 125 square foot primary bedroom; an immaculate space with twin windows. Bedroom two's eighty five square feet and set to the same high standard, while your bathroom's a charming affair with white tilework, a shower over the tub and heated towel rail.



#### WHAT ELSE?

- Within just a one mile radius you have eighteen schools rated 'Good' or better by Ofsted, including the 'Outstanding' Woodside Primary Academy two minutes' walk from your front door.
- Wood Street overground rail station is a mere eight minutes on foot and will get you directly to Liverpool Street in twenty minutes, while Walthamstow Central is just one stop along for West End access via the Victoria line.
- Alternatively, if you're craving sea air, hop onto the W16 bus right outside for Leyton Midland Road overground and the Gospel Oak to Barking line. From Barking there's a speedy train to Southend-on-Sea where you can be selfish with your shellfish at Wilkie's Seafood Bar.

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