



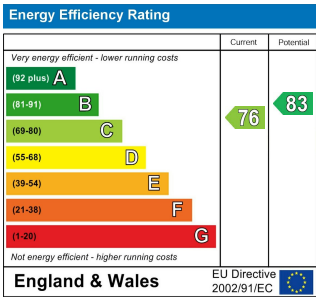
HALE END ROAD, WALTHAMSTOW
Offers In Excess Of £750,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Ground Floor Utility and WC
- Large West Facing Garden
- Close Proximity to Wood St Station
- Short Walk to Epping Forest

In a lively pocket of Walthamstow, this three-bedroom home combines spacious living with excellent connections and green surroundings. The ground floor offers a well-planned flow, complete with a handy utility room and separate WC, perfect for keeping everyday life running smoothly. Step outside into a large west-facing garden, perfectly placed to catch the afternoon sun and well-suited to long, lazy weekends or al fresco dining. With Wood Street Station moments away and Epping Forest within easy reach, you're well placed for both city life and leafy escapes. Shops, cafés and local character are all on your doorstep.



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IF YOU LIVED HERE...

This attractive family home unfolds across two levels, beginning with a welcoming entrance hall where parquet flooring and soft blue walls create a calm, characterful first impression. A panelled staircase rises beside a useful under-stairs cupboard, and light pours in through a part-glazed front door, accentuated by charming side and transom windows. Two reception rooms sit to the front and middle of the home—one arranged around a classic fireplace featuring a wood fired log burner and generous bay with plantation shutters, the other offering a sociable through-flow into the open-plan kitchen and dining area with underfloor heating.

To the rear, the kitchen/diner is a bright and spacious zone, thanks to overhead skylights and garden-facing glazing. Clean-lined cabinetry and a central island define the kitchen, while the adjoining dining area is perfectly placed for family meals or sunny weekend mornings. Just off here, the utility room keeps household tasks neatly out of view, and a ground floor WC sits tucked away beyond the hall.

Glazed doors lead out to a two-level garden—an upper paved terrace perfect for outdoor dining and relaxation, and a well-kept lawn below, framed by mature shrubs and established greenery. A second paved area to the rear and access to the detached garage complete this private, sun-filled outdoor retreat.

Upstairs, three bedrooms sit around a central landing with built-in storage. The main bedroom enjoys a wide bay and fitted wardrobes. The second is a bright double with garden views, and the third is a single bedroom but also works well as a nursery or

study. A stylish bathroom finishes the layout.

Surrounded by a friendly and vibrant community, this location enjoys easy access to a range of local gems. Coffee lovers are drawn to the charm of Ruttle & Rowe, a cosy independent café known for its expertly brewed cups and welcoming atmosphere. Just a short stroll away, the eclectic Wood Street Indoor Market is a local favourite, packed with vintage finds, vinyl, and artisan stalls. For those who enjoy the outdoors, Epping Forest's Doughnut Loop offers woodland walks and green open space, while Lloyd Park provides further stretches of greenery, sports facilities and a brilliant playground. The Royal Oak Pub & Guesthouse is a well-loved local with character and a great selection of drinks.

WHAT ELSE?

Wood Street Station is a short walk away, offering direct connections into the city and making daily commutes or weekend trips refreshingly straightforward. A number of bus routes also serve the area, linking you effortlessly with neighbouring hotspots such as Walthamstow Central, Walthamstow Village, Leyton, Leytonstone, Chingford and Highams Park.



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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Reception Room
11'7" x 12'5"

Bathroom
7'7" x 7'10"

Reception Room
10'3" x 12'11"

Bedroom
10'0" x 13'0"

Kitchen / Diner
16'7" x 10'8"

Bedroom
11'1" x 12'5"

Utility Room

Bedroom
6'3" x 9'0"

WC

Garage
15'8" x 18'3"



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