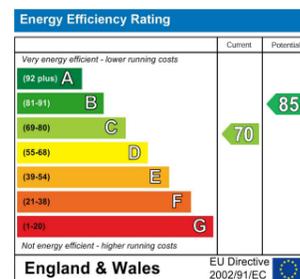


Ground Floor

First Floor

Total Area: 60.3 m<sup>2</sup> ... 649 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



## AUBREY ROAD, WALTHAMSTOW

### Offers In Excess Of £550,000 Freehold 2 Bed House



#### Features:

- No Chain
- End of Terrace House
- Two Bedrooms
- First Floor Bathroom
- Central Walthamstow Location

Offered with no onward chain, this end of terrace house presents a clear and appealing purchase opportunity in a well-established part of Walthamstow. The layout includes two bedrooms with a bathroom on the first floor, creating a familiar and practical arrangement that will appeal to many. With Walthamstow Central Station within easy reach, the setting provides strong connectivity alongside everyday amenities and well-known local landmarks close at hand. This makes it a solid option for those looking to settle locally in a consistently popular neighbourhood.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
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0203 397 9797

**E18 & IG8**  
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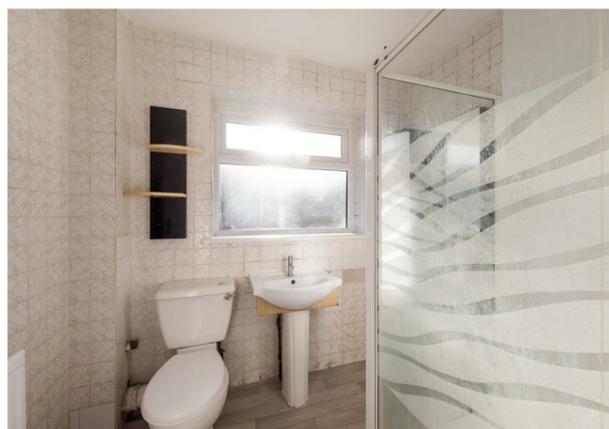
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#### IF YOU LIVED HERE...

A clean, understated frontage introduces the home, with crisp white brickwork and a well-balanced layout of windows giving it a pleasing sense of proportion. The entrance is neatly set back, creating a welcoming first impression as you arrive.

Inside, the hallway leads through to a comfortable reception room where a wide front window draws in natural light, complemented by additional light filtering through from the rear. The proportions lend themselves well to everyday living, with flexibility in how the room can be arranged and enjoyed. To the rear, the kitchen and dining area enjoys a strong connection to the garden via glazed doors, creating an inviting setting for daily routines and relaxed meals. There is ample room for both cooking and dining, and with some thoughtful updating, this area offers clear potential to be shaped into a more contemporary heart of the home.

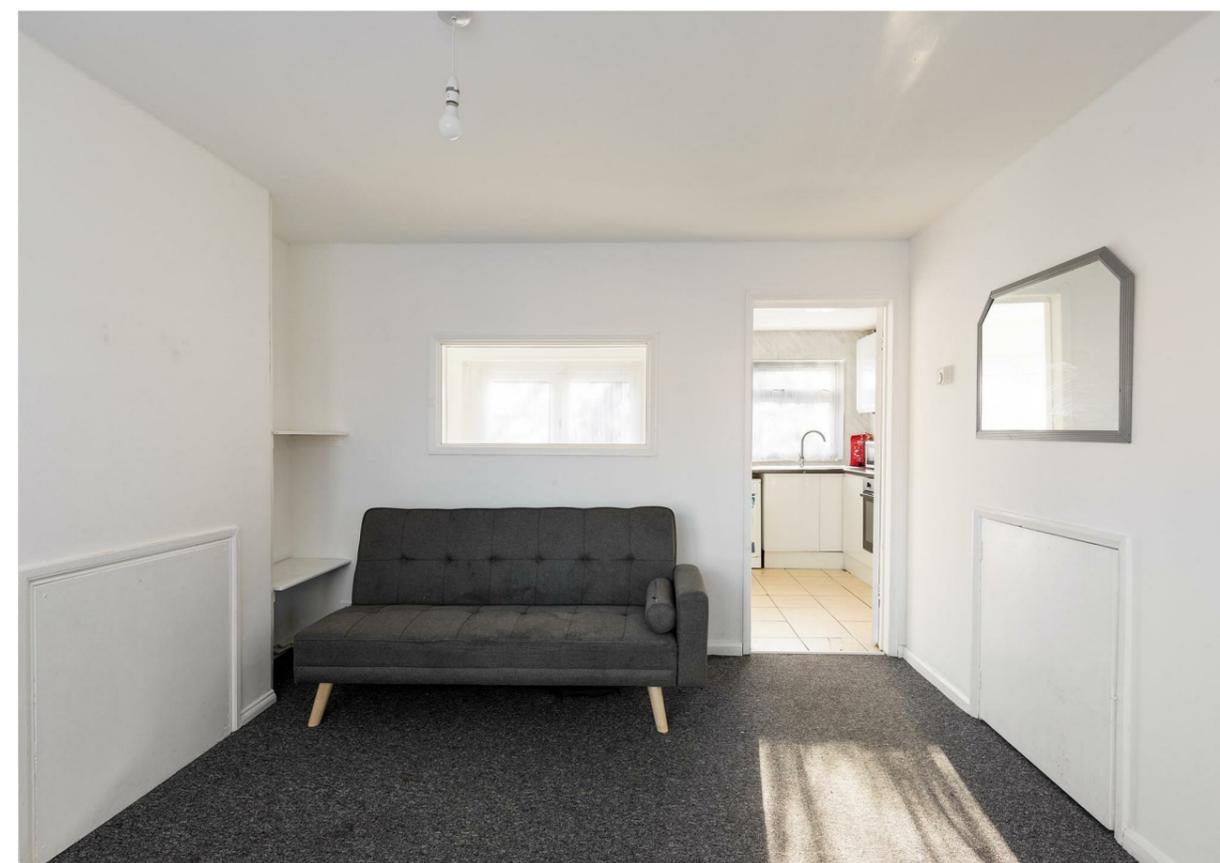
Upstairs, two bedrooms provide comfortable rooms to retreat to, each enjoying natural daylight and simple, adaptable layouts that make them easy to personalise. A shower room completes the first floor, featuring a window for natural ventilation and a practical arrangement, offering a solid base for a refreshed look in the

future.

The surrounding area offers a lively mix of green space, independent spots and cultural highlights, making it easy to enjoy both quieter moments and a strong local buzz. Lloyd Park is close by and well loved, with the William Morris Gallery, cafés, tennis courts and a popular weekend market adding to its appeal. Nearby, Buhler & Co is a go-to for speciality coffee and baked goods, while The Bell is a relaxed neighbourhood pub known for its welcoming atmosphere and seasonal menus. Walthamstow Village brings cobbled streets, independent boutiques and well-regarded places to eat and drink, including Berns & the Beans and The Nag's Head, while Soho Theatre Walthamstow adds a lively programme of comedy and live performances to the area.

#### WHAT ELSE?

Walthamstow Central Station is a 14-minute walk away, offering access to both the Victoria line and Overground services, making journeys into central London and beyond straightforward. There are also plenty of regular bus routes nearby, connecting easily with surrounding neighbourhoods including Leyton, Hackney, Stratford and Clapton, providing flexible options for getting around the area.



"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON  
E17 ASSISANT BRANCH MANAGER

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**Reception room**

12'11" x 11'6"

7'4" x 5'5"

**Kitchen / Diner**

14'7" x 8'8"

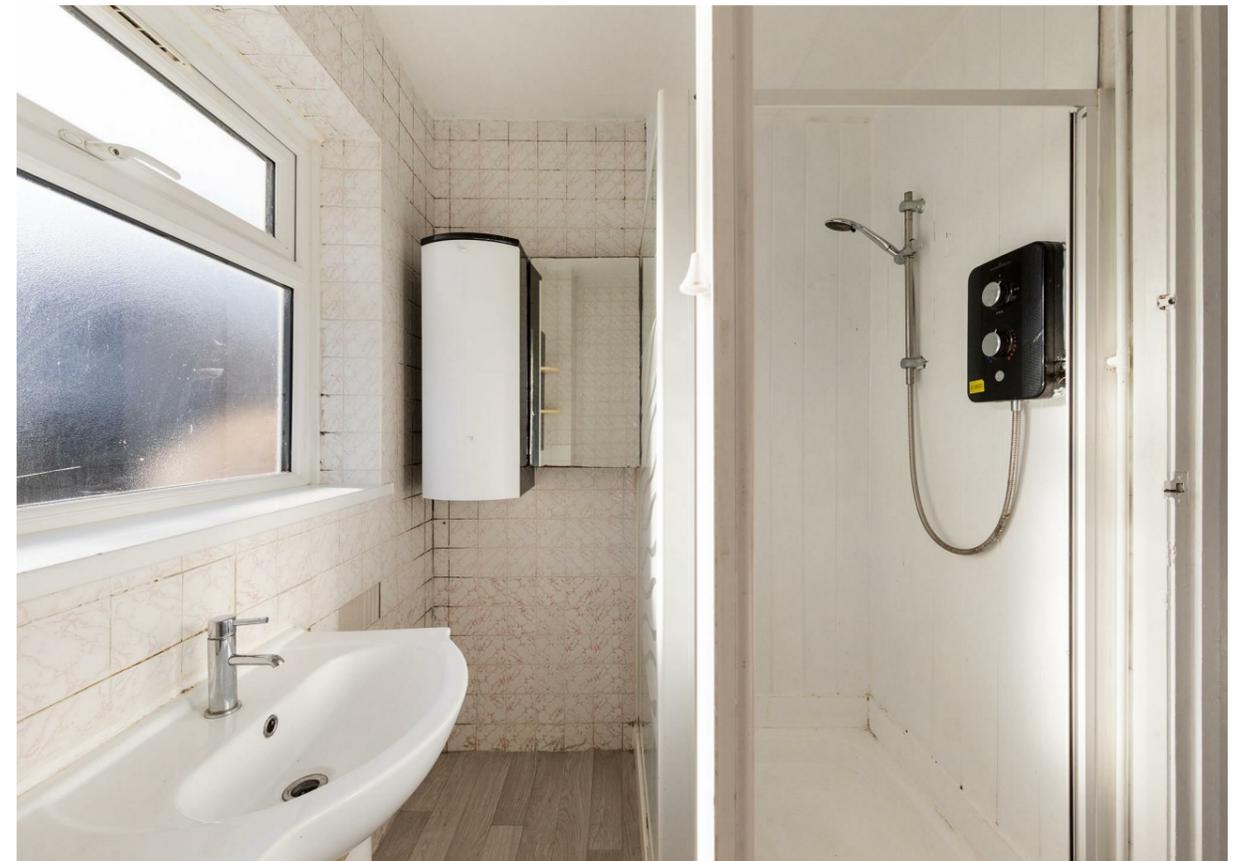
**Bedroom**

11'7" x 10'11"

**Bedroom**

10'10" x 6'11"

**Shower room**



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