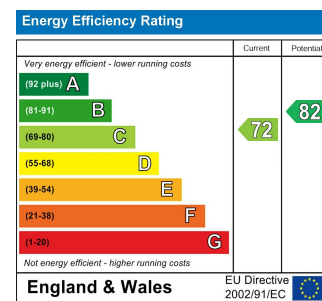




Total Area: 122.2 m<sup>2</sup> ... 1315 ft<sup>2</sup>  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



## HIGHAM HILL ROAD, WALTHAMSTOW

### Offers In Excess Of £650,000 Freehold

### 3 Bed House - Terraced



#### Features:

- Terraced House
- Three Bedroom
- Three Reception
- First Floor Bathroom/WC
- Ground Floor Cloakroom
- Lovely Kitchen/Diner
- Rear Garden
- Chain Free

This three bedroom mid terrace Victorian house in Higham Hill is a couple of minutes from the local shops and just over half a mile from Blackhorse Road station. It also has great access to a variety of green spaces, with Higham Hill park five minutes away on foot and Walthamstow Wetlands also within easy walking distance.

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hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
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0203 369 1818

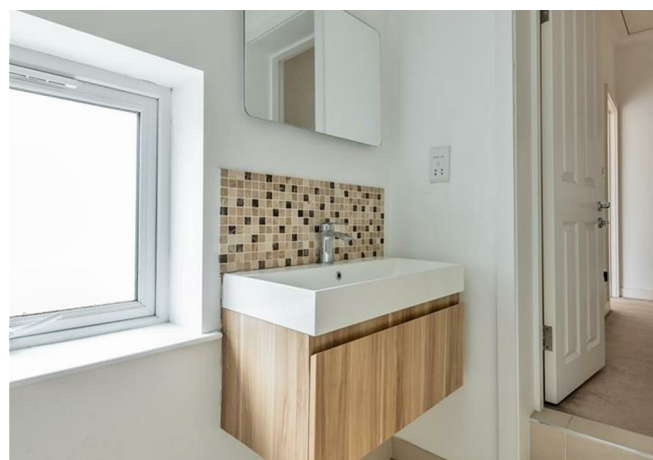
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#### IF YOU LIVED HERE...

You'd have the luxury of 1,315 feet of space set over three floors, with a large open-plan living space on the ground floor. The house has a full basement floor which in its current configuration is home to a large double bedroom and a living room. The ground floor is home to a front living room, central living room and rear kitchen/diner. These three spaces are connected, creating great flow and a spacious continuous living area. There's also a WC on this floor.

The front room, which has great natural light from a large square bay window, is currently used as a workspace. The central living room has a large opening to the fabulous kitchen/diner; this light and bright space is flooded with daylight from two skylights and glazed triple bifold doors that open onto the raised deck outside. There's an extensive range of high gloss wall and floor cabinets, a central island/breakfast bar and a dining area with garden views. The room has a fresh and contemporary ambience and lots of space for relaxation or entertaining.

The first floor has a large double bedroom at the front and a second bedroom and a family bathroom at the rear. The bathroom has stylish tiling and a contemporary suite that includes a bath with a shower and glass screen and a wall hung washbasin console. The room has lovely natural light from an

obscured glass window. The raised deck adjacent to the house has steps down to a long lawn where there's plenty of space for a large shed or garden studio.

The property is in excellent condition throughout and is decorated in a neutral palette of whites, light greys/beiges and wood finishes. There is potential for an extension into the loft and to the rear, as evidenced by the work already done by the neighbouring property owners.

#### WHAT ELSE?

- Higham Hill Road is at the heart of the friendly Higham Hill neighbourhood, an area that's characterised by good access to shops, schools, green spaces and public transport.

- The property is close to excellent schools such as Whittingham Primary School, Roger Ascham Primary School, and William Morris School.

- You're surrounded by local shops that are dotted along Higham Road, with a local shopping parade just a couple of minutes' walk away and all the amenities of Walthamstow Central are just a 15 minute bus ride away.

- Blackhorse Road station is 15 minute walk or four minute cycle, and from here you can be in central London at King's Cross in just 13 minutes.



#### 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

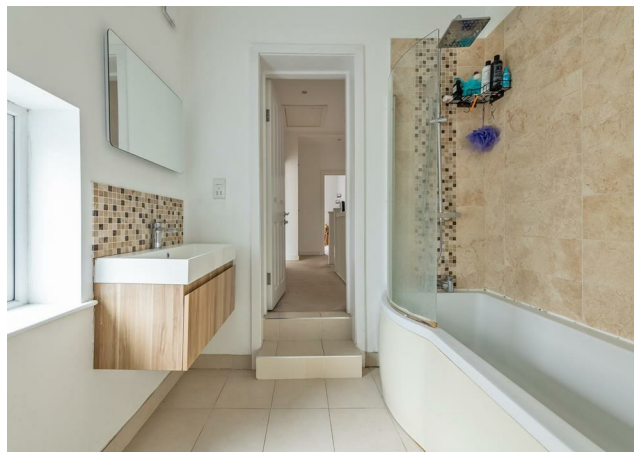
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**Garden**  
47'6" x 14'7"

**Reception Room**  
11'11" x 10'7"

**Reception Room**  
13'0" x 14'9"

**Reception Room**  
13'0" x 14'4"

**Kitchen/ Diner**  
13'0" x 17'5"

**Bedroom**  
11'11" x 14'8"

**Bedroom**  
6'10" x 14'3"

**Bathroom**  
7'1" x 7'11"

**Bedroom**  
13'0" x 11'7"

**WC**

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