



Hatherley Road, Walthamstow, E17

BUTLER & STAG



**\*GUIDE PRICE £825,000 - £850,000\***  
**A beautifully appointed family home in a quiet E17 turning. Just moments from popular Hoe Street and with the open spaces of Lloyd Park on hand, this well located home has access to some excellent local schooling and Walthamstow Central (TFL 3)**



## Freehold

- Three Double Bedroom Family Home
- Very Bright Through Reception
- High Specification Family Bathroom
- Three Double Bedrooms
- Beautifully Presented
- Fully Modernised and Extended Kitchen/Dining Room
- Guest W/C (Ground Floor)
- Rear Garden Close To 60' and Broadly Southerly Aspect

Available to view now, Butler & Stag are delighted to offer for sale this exceptional, three double bedroom family home set on a quiet Walthamstow/E17 turning.

The property has been extensively updated by the current owners and features a stunning fully refitted kitchen dining room with high quality units and fully integrated appliances. The kitchen has doors that lead directly to the rear garden that extends close to 60' and has a broadly Southerly rear aspect, perfect for catching evening sun.

The bay fronted, through reception room extends close to 24' and offers ample space for family and entertaining and the ground floor guest W/C makes the entire space super practical.

Upstairs, each of the three bedrooms is a comfortable double (with the option to add a fourth with En-Suite if desired) and the family bathroom is fitted to the same very high standard as the rest of the property.

Hatherley Road is a quiet turning set in a great location. With both the shops and bars of popular Hoe Street nearby and the world famous Walthamstow Market within a quarter mile, your really couldn't wish for a better spot. The open spaces of Lloyd Park are within 3/4 of a mile, with some very well regarded schooling nearby and with Walthamstow (TFL 3) within a mile.





## Hatherly Road

Approx. Gross Internal Area 119.4 Sq M ( 1284.8 Sq Ft )

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Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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