



# PRESTIGE & VILLAGE

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## ST. MARY ROAD, LONDON, E17 9RF

GUIDE PRICE - £625,000 to £675,000

A charming 3 bed terraced home in a prime Walthamstow location. This brick fronted property has recently been fully refurbished to a high standard, including a new roof and double glazing throughout. Neutral decor throughout provides the perfect canvas to make this home your own. The large double reception/living area is flooded with natural light and provides a great area to relax and entertain guests. The fully fitted modern kitchen/diner provides ample storage and prep space. Upstairs are 3 well sized double bedrooms, all finished to a high standard and complete with fully fitted wardrobes. Engineered wood flooring runs throughout this home providing a stylish, timeless feel.

Very well located, this property benefits from easy access to a wealth of local amenities. You are a short distance from the well-known Walthamstow village with its fine dining, gastro pubs and cafes. In the other direction, you are across the road from Walthamstow Central Underground. Here you have Hoe Street, well known for its culture and vast array of shops. Also nearby to Walthamstow Market, the longest street market in Europe and Lloyd Park, with its host of activities, La Delice restaurant, Saturday market and the William Morris Gallery. The area is also well-connected, with excellent transport links to the city centre, making it the ideal location for city commuters. Also near to a host of Ofsted Good to Outstanding rated schools.

GUIDE PRICE £625,000

# ST. MARY ROAD

, LONDON, E17 9RF



- 3 Bed Terraced Home
- Prime Walthamstow Location
- Recent Extensive Refurbishment Throughout
- Double Reception Room
- South Facing Garden
- Excellent Amenities
- Excellent Transport Facilities
- A Host of Good to Outstanding Rated Schools Nearby
- Great Road Links
- No Onward Chain

## Reception

22'2" x 10'9" (6.76 x 3.29)

A large double reception room provides the perfect space to relax and unwind, and a great area to entertain guests. A large double glazed window lets in an abundance of natural light to create a spacious feel. On the far side of the room, a set of double glass doors lead onto the kitchen and allow plenty of natural light to flow through.

## Kitchen/diner

19'1" x 13'7" (5.84 x 4.16)

Fully fitted high gloss modern kitchen/diner provides plenty of storage and prep space. Very well sized, this kitchen incorporates a dining area, providing a great area to cook and entertain guests.

## Bathroom

9'8" x 5'10" (2.96 x 1.78)

Modern 3-piece family bathroom fitted with a corner bath tub and tastefully tiled throughout.

## Bedroom 1

9'1" x 7'1" (2.78 x 2.16)

A cosy double bedroom finished in a neutral decor to provide a relaxing atmosphere. Featuring a large fitted wardrobe and engineered wood flooring for a stylish, modern feel.

## Bedroom 2

9'10" x 9'5" (3.00 x 2.88)

Well sized double bedroom featuring fully fitted wardrobe and bespoke desk/dressing table which is completed with a large mirrored glass cabinet. A well

sized double glazed window allows in lots of natural light and combines with the high ceiling to provide a spacious feel.

## Bedroom 3

14'11" x 10'6" (4.57 x 3.22)

Well sized master bedroom featuring a set of fully fitted wardrobes which provide great storage solutions. A large double glazed window allows in an abundance of natural light which combines with the high ceiling to provide a spacious, relaxing atmosphere.



## Directions

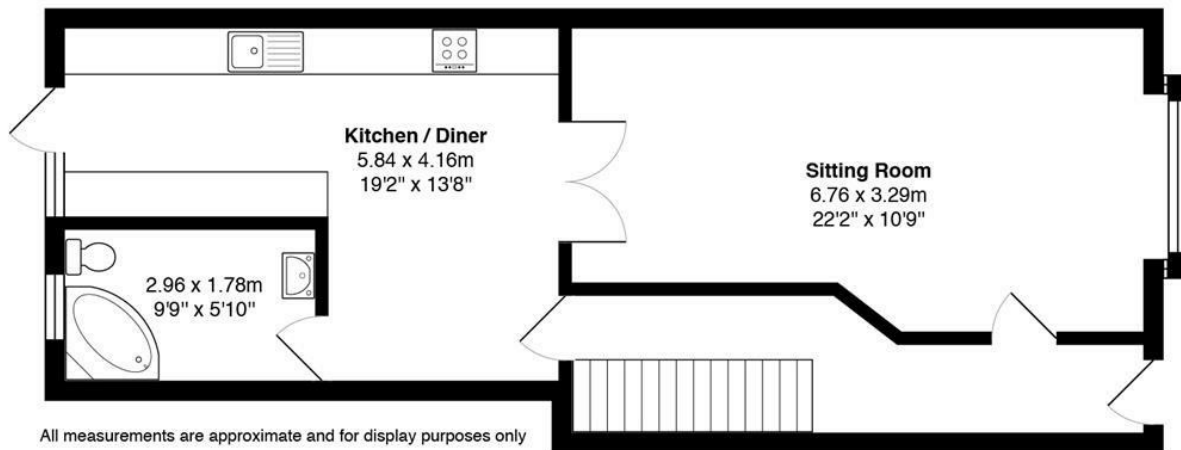
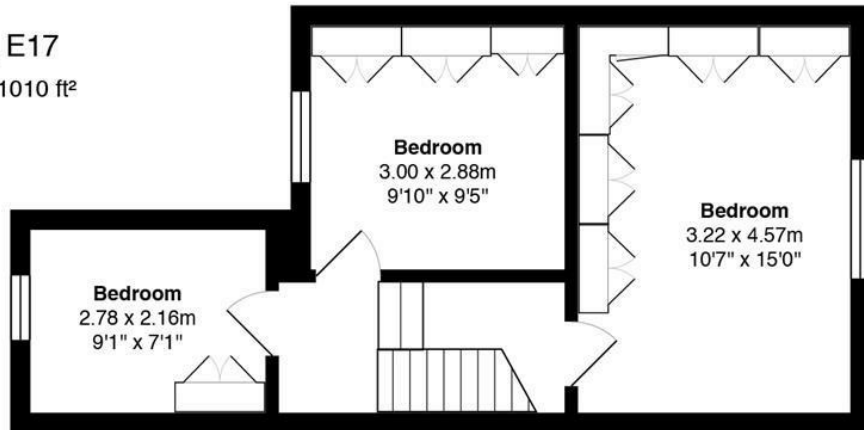
St Mary Road is directly opposite Walthamstow Central Underground Station. On foot, from the station, you can cross straight over Hoe Street (A112). There will be a short flight of steps in front of you as soon as you cross, these lead straight onto St Mary Road. By car, you travel along the well known Hoe Street (A112), as you approach the top of Walthamstow market (High Street), turn into Church Hill. Take your first right into Stainforth Road and then

Waltham Forest  
Band C



# FLOOR PLAN

75 St Mary Road, E17  
 Total Area: 93.8 m<sup>2</sup> ... 1010 ft<sup>2</sup>



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