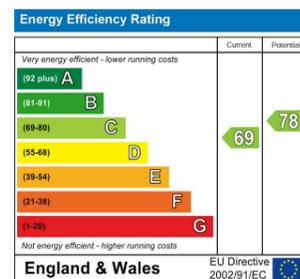




Total Area: 86.5 m<sup>2</sup> ... 931 ft<sup>2</sup> (excluding garden)  
All measurements are approximate and for display purposes only



## RENSBURG ROAD, WALTHAMSTOW

Offers In Excess Of £675,000 Freehold  
3 Bed House - Terraced



### Features:

- Three Bedrooms
- Victorian Terraced
- Potential to extend (stpp)
- Easy Access to Walthamstow Wetlands
- Short walking distance to St James Street Station
- Beautiful Garden

Situated close to the lovely Walthamstow Wetlands near E17's thriving St James St neighbourhood, this three-bedroom Victorian terrace is a brilliant find for anyone looking to lay down roots and built a dream home.

There's potential to extend, while other highlights include the beautiful rear garden and bright double reception room.

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0203 369 6444

**E17 & E10**  
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0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
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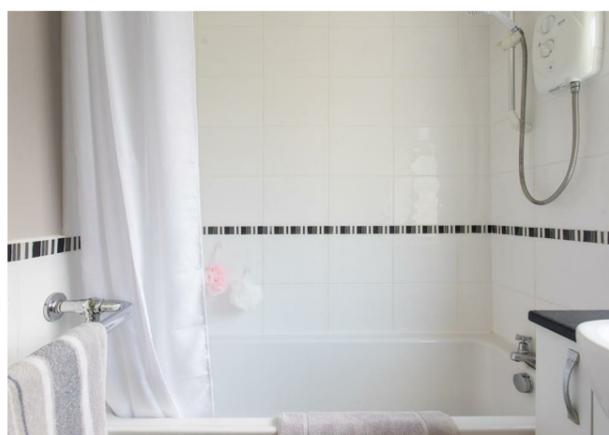
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#### IF YOU LIVED HERE...

You'll love the sense of space that this two-storey home provides - the Victorians had a real knack for design. Although the period features can still be enjoyed, you'll really appreciate the contemporary updates - and the fact that there's potential to extend (subject to the usual permissions) means you can build on this as you wish.

You'll find an abundance of natural light flowing through throughout the double reception room, while the smart kitchen/diner with adjoining built-in storage is set up well. The spotless bathroom can be found at the rear, with the glorious garden extending beyond. Here you've got a charming patio, lush lawn and plenty of colourful foliage. Finally, head upstairs for three sizeable bedrooms, two with custom storage.

Beyond that striking facade, you're spoilt for choice when it comes to greenery. You can cycle almost traffic free to Stratford and the Olympic Park in 30 minutes, and you're also within walking distance of the brilliant Walthamstow Wetlands.

Not only does the Coppermill area have its own amazing community - including the newly developed Coppermill Pub, but you're in a great spot where you can easily nip to neighbouring areas, such as Blackhorse Road, Walthamstow Central and St James. In the latter you'll find the creative hub CRATE and pizzeria/bar True Craft, while in the former you can explore the newly launched Blackhorse Beer Mile, featuring some of East London's most exciting breweries, bars and street food.

Need to escape beyond Walthamstow? It's just 13 minutes on foot to St James Street station, where the Overground will zip you to Liverpool Street in just 16 mins. Alternatively, take a 19 minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in less than quarter of an hour.

#### WHAT ELSE?

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court, and mini golf, as well as convenient chains. The buzzing Hoe St is just beyond, which will be home to the Soho Theatre Walthamstow when development finishes.
- Parents will be pleased to know you have plenty of great primary/secondary schools in the area.
- Situated in Walthamstow Pumphouse Museum - an eight minute walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage.



#### A WORD FROM THE EXPERT...

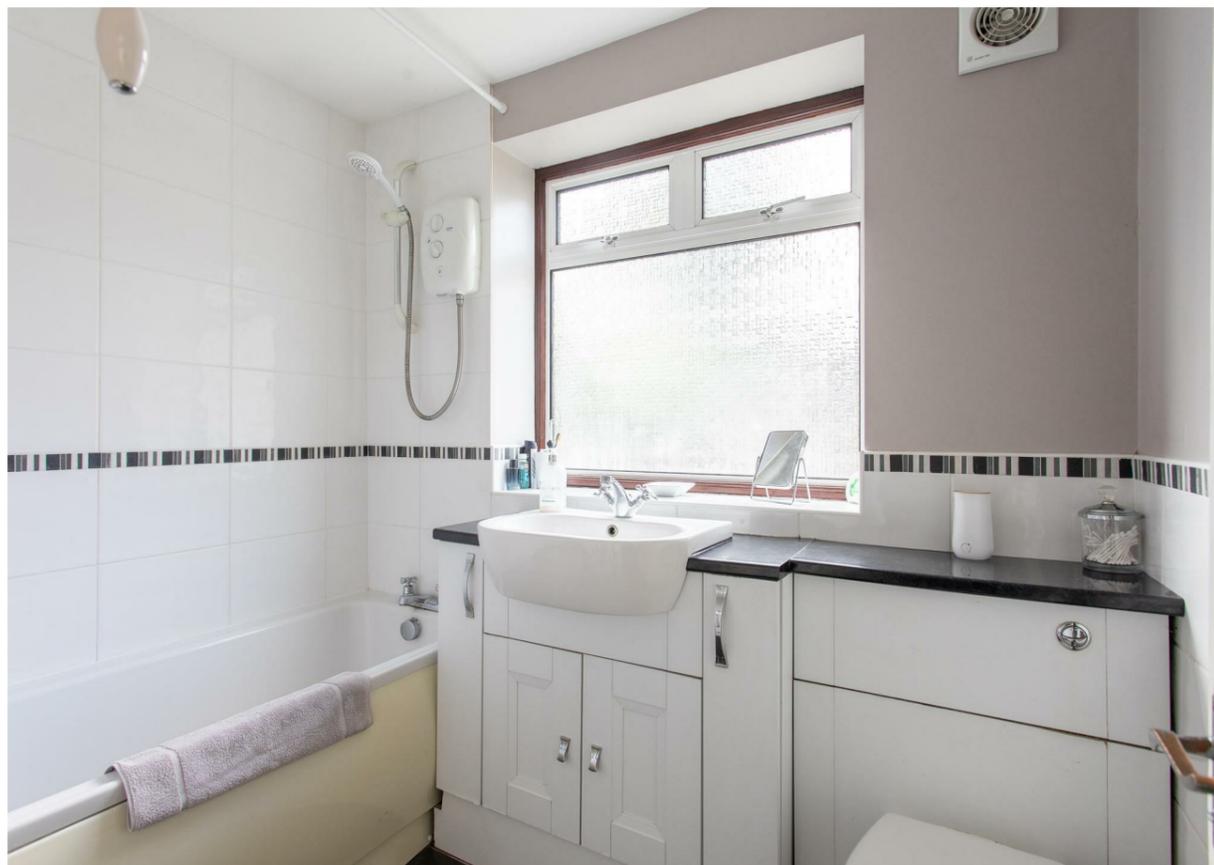
"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

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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**Living Room**  
10'5" x 10'7"

**Dining Room**  
10'9" x 11'8"

**Kitchen**  
8'10" x 10'8"

**Bathroom**  
8'10" x 5'2"

**Bedroom**  
14'2" x 11'1"

**Bedroom**  
9'1" x 12'3"

**Bedroom**  
8'8" x 10'8"

**Garden**



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