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248 Hoe Street
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Stoneydown Avenue, London, E17 6LQ
Offers In Excess Of £620,000

A Well-Connected Home on Stoneydown Avenue, Walthamstow

Situated on Stoneydown Avenue in Walthamstow, E17, this property enjoys a convenient residential location close to the shops, green spaces and transport links that make this part of East London so popular.

Walthamstow combines established residential streets with a lively independent scene, offering everything from local cafés and everyday amenities to bustling markets and characterful pubs. Whether you're a first-time buyer or looking for a well-connected London home, the area has plenty to offer.

Transport links are a particular highlight. Blackhorse Road station is approximately 0.3 miles away, while St James Street is around 0.4 miles away. Walthamstow Queen's Road is approximately 0.6 miles away, with Walthamstow Central around 0.7 miles away. The Victoria line provides direct connections towards King's Cross St Pancras and Oxford Circus, while Overground services offer additional routes across London.

For shopping, Walthamstow High Street and its famous market are approximately 0.7–0.9 miles away, with a fantastic mix of independent traders, food stalls and everyday essentials. The area also benefits from nearby green spaces, including Stoneydown Park and Lloyd Park, around one mile away, home to the William Morris Gallery.

The much-loved Walthamstow Village is also within the wider neighbourhood, offering independent cafés, restaurants and traditional pubs, perfect for exploring at weekends.



Hallway
3'3" x 12'7" (0.99m x 3.84m)

Reception
10'1" x 12'3" (3.07m x 3.73m)

Dining Room
10'4" x 13'3" (3.15m x 4.04m)

Kitchen
7'0" x 14'3" (2.13m x 4.34m)

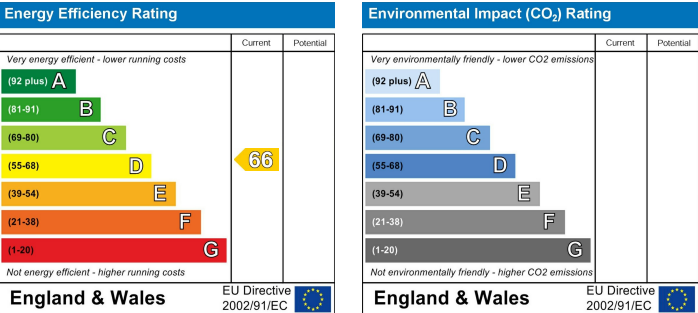
First Floor Landing
3'8" x 10'4" (1.12m x 3.15m)

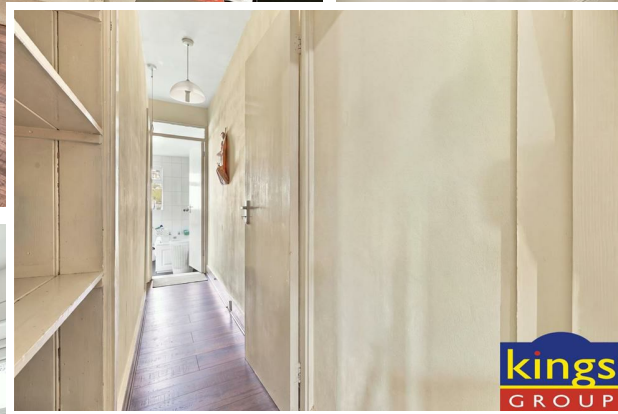
Bedroom One
10'5" x 13'3" (3.18m x 4.04m)

Bedroom Two
10'4" x 10'5" (3.15m x 3.18m)

Bathroom

WC





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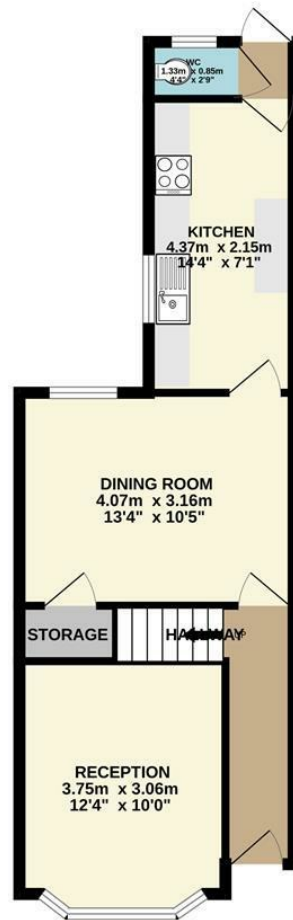
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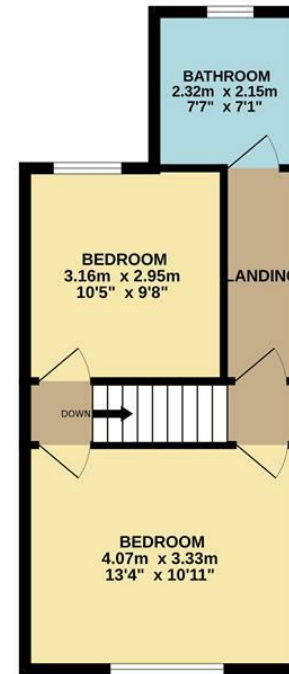
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GROUND FLOOR
42.7 sq.m. (460 sq.ft.) approx.



1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.



TOTAL FLOOR AREA: 78.0 sq.m. (840 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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