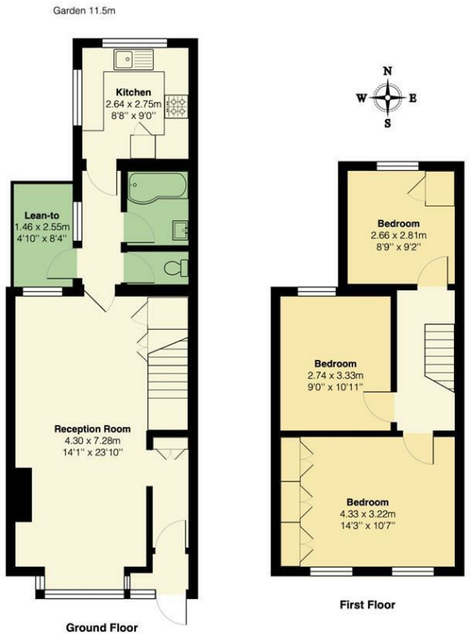



Total Area: 84.2 m² ... 906 ft² (excluding lean-to)

All measurements are approximate and for display purposes only

Reception Room
14'1" x 23'10"

Lean-To
4'9" x 8'4"

Kitchen
8'7" x 9'0"

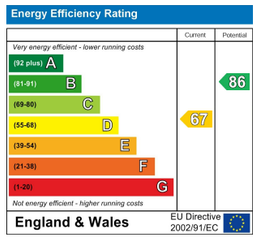
Bedroom
14'2" x 10'6"

Bedroom
8'11" x 10'11"

Bedroom
8'8" x 9'2"

Garden
37'8"




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# CARLTON ROAD, WALTHAMSTOW

## £2,100 Per Month

## 3 Bed House - Mid Terrace

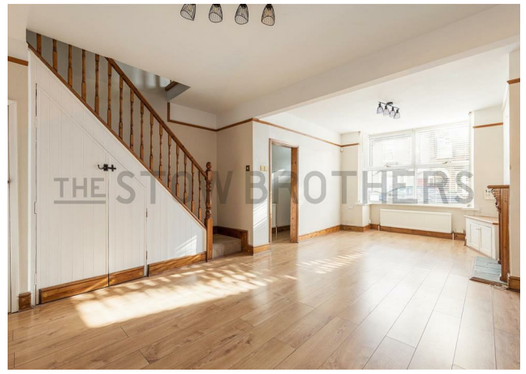
### Features:

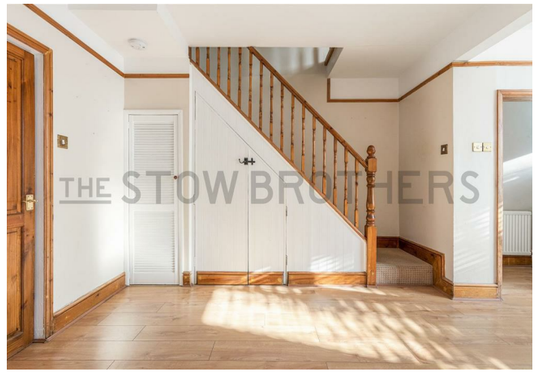
- Three Bedrooms
- Large Through Lounge
- Ground Floor Bathroom
- Private Garden
- Transport Links Close-by
- Part Furnished
- Ideal Family Home
- Council Tax Band C
- Available November

An excellent three bedroom terrace house on a quiet street in Higham Hill. With a pleasing red brick exterior and very generous living space, plus large fully fenced garden, it's a perfect family home in great condition.

You're spoilt for choice when it comes to green spaces to explore. Barely three minutes' walk away at the end of the street is the charming Higham Hill Park and playground, or if you feel more adventurous you can discover Walthamstow Wetlands only half a mile from you. Plus there's Britannia Playing Fields and Lloyd Park, each ten minutes away on foot.

REQUEST A VIEWING
0203 397 9797






IF YOU LIVED HERE...

You'll step into your hallway and find your 325 square foot reception to the left. There's a box bay window to flood the space with light, and engineered flooring underfoot. Another hallway leads to your kitchen, past your bathroom and separate WC. In the bathroom there's a shower tub and vanity sink, plus fully tiled walls. Your kitchen overlooks the garden, and has everything you need with gas hob, washing machine, and plenty of gloss-fronted cupboard space. A lean-to gives you an extra thirty five square foot of indoor space, and leads onto your garden with its neat length of lawn and patio.

Your open staircase sits to the side of your reception, with handy storage beneath. Upstairs you'll find your three bedrooms. The first overlooks the garden and offers over eighty square foot of space, with bright white walls. Next along, your second bedroom comes in at ninety square feet with another leafy garden view.

Your main bedroom sits to the front, with twin windows, a wall of built-in wardrobes with an inset mirror, and a generous 155 square foot to relax in.

It's just a mile on foot, or ten minutes on the bus, to Blackhorse Road station. Here you can jump on the Victoria Line and be at Kings Cross in around fifteen minutes, we're practically at the top of the line here so you'll always get a seat. If you're driving, you'll find the North Circular is close by and very handy. Higham Hill village is right on your doorstep, with everything from the Co-op to cute cafes, and a genuine sense of community.



WHAT ELSE?

- Schools rated 'Outstanding' or 'Good' within a mile of you include Walthamstow Academy, Greenleaf Primary and Eden Girls' School.
- Your new local is The Tavern on the Hill, an historic local pub newly restored by local brewers Wild Card, whose Lockwood taproom is also a few minutes' walk from you.
- If you fancy trying your hand at indoor rock climbing, or staying grounded with a yoga class, the brilliant Yonder centre is under twenty minutes away on foot.

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