

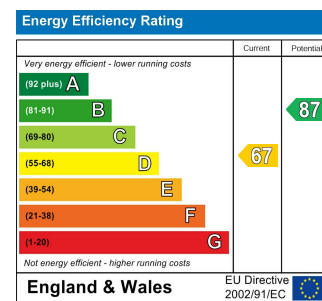


Garden is Approx. 5.22m x 4.32m



Total Area: 97.4 m² ... 1048 ft²

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



CAMDEN ROAD, WALTHAMSTOW

Offers In Excess Of £750,000 Freehold

2 Bed House - Mid Terrace



Features:

- Two Bedrooms
- Victorian Terraced House
- Beautifully Presented
- Extended Kitchen Diner
- Secluded Private Rear Garden
- Original Features
- Walking Distance to Walthamstow Central
- Quiet Residential Street

A beautifully presented two bedroom Victorian terraced house on a quiet residential street, with a thoughtfully extended kitchen diner and a secluded private garden. Perfectly placed for Walthamstow Central and St James Street, with Crate St James, local cafés, creative spaces and everyday amenities close by, it offers a wonderful balance of peaceful residential living and well-connected E17 life.

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hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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IF YOU LIVED HERE...

Beyond the Victorian frontage, a welcoming hallway leads you through the ground floor. To the front, the first reception room is filled with natural light from a generous bay window, with warm timber flooring and original features adding character and charm. A second reception sits behind, offering a cosy and versatile living space centred around a wood burning stove and overlooking the garden.

To the rear, the extended kitchen diner has been designed with everyday living in mind. Green cabinetry, terracotta tiled flooring and plenty of workspace create a practical yet inviting setting, while the dining area enjoys direct views and access to the garden through glazed doors. A ground floor WC adds extra convenience.

Upstairs, the principal bedroom stretches across the front of the house and is particularly generous in scale, with soft green décor, a feature fireplace and twin windows drawing in light throughout the day. The second bedroom is a comfortable double overlooking the rear garden. The family bathroom is beautifully finished, with colourful tiling, a bath with overhead shower and a calm,

considered feel.

Outside, the private rear garden feels wonderfully secluded, with established planting and patio space for outdoor dining, morning coffee or evenings spent with friends.

WHAT ELSE?

- Walthamstow Central station is within easy walking distance, offering swift Victoria line and Overground connections into Central London and Liverpool Street.
- For shopping, head to Walthamstow Central for Europe's longest street market, which runs along Walthamstow High Street, as well as the 17&Central shopping centre and the multiscreen Forest Cinema.
- Situated within Walthamstow Pumphouse Museum, a mere eleven-minute walk away, Supperclub.tube offers a memorable dining experience inside a beautifully restored vintage Tube carriage.



A WORD FROM THE OWNER.....

"The 'three streets' neighbourhood is very quiet and calm with almost no traffic. It makes it a very peaceful place to live. Being at the 'bottom' of the three streets, the garden backs onto a huge green and quiet space of all the neighbouring gardens. We also love the local parks and marshes, the pubs and cafes, and of course the transport links. "

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Reception
12'9" x 12'10"

Bedroom
9'11" x 11'3"

Reception
12'11" x 11'8"

Bathroom
9'2" x 6'8"

Kitchen/ Diner
16'3" x 10'8"

Garden
17'1" x 14'2"

WC

Bedroom
16'3" x 10'11"



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