

HALE END ROAD, WALTHAMSTOW  
Offers In Excess Of £500,000 Freehold  
2 Bed House - Semi-Detached

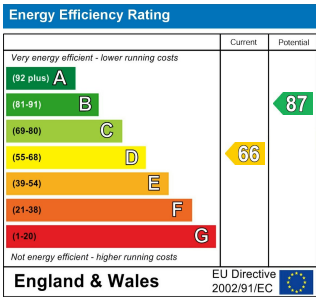
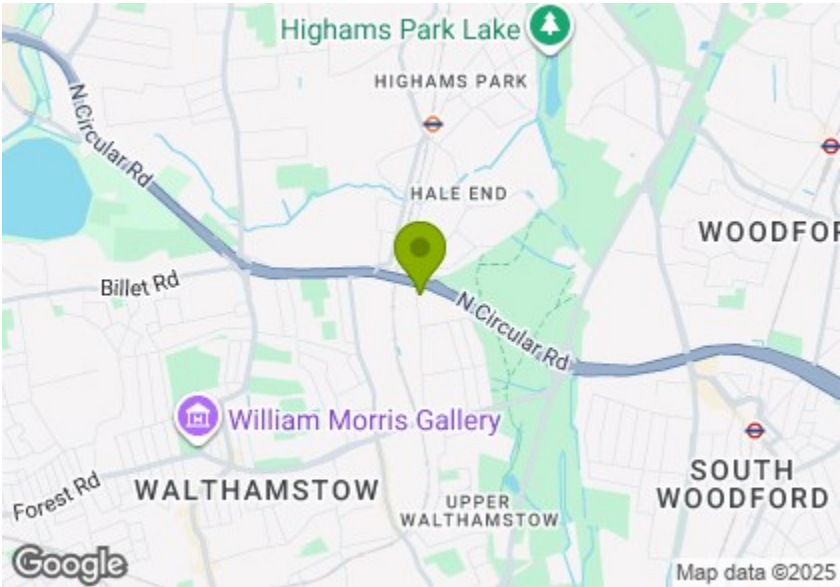


Features:

- Semi-Detached
- Cottage Style
- Two Bedrooms
- Lovely Rear Garden
- Wooden Flooring Through Ground Floor
- Side Access
- Chain Free

This charming cottage-style semi-detached home covering 718 sq ft is a great mix of space, comfort and potential. You've got two double bedrooms, two receptions, and a 36-foot private garden with additional side access to spread out into. Highams Park Station offers easy connections to the City, and Epping Forest is just around the corner when you fancy a breather. A home offered chain-free for those keen to make it their own.

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#### IF YOU LIVED HERE

Step inside and you'll come to your first reception, a beautifully bright space thanks to a bay window. With warm wooden floorboards underfoot, a striking black fireplace and ornamental coving offering a warm and cosy space to unwind in.

Adjacent sits a second reception or dining room - adaptable to your needs, leading seamlessly into a stylish galley kitchen. Here, shaker-style cream cabinetry runs along both sides, complemented by integrated appliances and solid wooden worktops. A skylight floods the space with natural light, while views of the garden create an inviting backdrop.

Step through the glazed door onto a tiled patio area before the garden unfolds, arranged with a well-kept lawn and a decked seating area to the rear, stretching approximately 36 feet. A useful shed provides ample storage for gardening tools and outdoor essentials.

Back inside, the first floor hosts two generous double bedrooms. The principal bedroom at the front benefits from twin sash windows, while the second, slightly smaller room to the rear offers flexibility as a guest room or home office. The bathroom is elegantly finished in marble-style tiles and neutral tones, featuring a bath-and-shower combination and abundant built-in storage that completes the space beautifully.

Surrounded by a friendly and vibrant community, this location enjoys easy access to a range of local gems. Coffee lovers are drawn to the charm of Karya Bistro, a cosy independent café known for its expertly brewed cups and welcoming atmosphere. If you're looking for a new local, the Royal Oak on your new road provides a relaxed gastropub meal.

Discover the eclectic Wood Street Indoor Market, a neighbourhood favourite, packed with vintage finds, vinyl, and artisan stalls. For those who enjoy the outdoors, Epping Forest's Doughnut Loop offers woodland walks and green open space, while Lloyd Park provides further stretches of greenery, sports facilities and a brilliant playground.

#### WHAT ELSE?

Highams Park station on the Weaver Line is only 15 minutes on foot and offers access to Liverpool Street station in under 25 minutes or connects to the Victoria Line at Walthamstow Central in one stop.

A number of bus routes also serve the area, linking you effortlessly with neighbouring hotspots such as Walthamstow Central, Walthamstow Village, Leyton, Leytonstone, Chingford and Highams Park.

For drivers, the nearby A406 North Circular and M11 facilitate easy travel across and beyond the City.



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

I love living in Walthamstow - it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away - all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all.

WILLIAM JACKSON  
E17 ASSISANT BRANCH MANAGER

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**Reception Room**  
13'9" x 11'11"

**Reception Room**  
11'7" x 9'4"

**Kitchen**  
11'6" x 6'2"

**Bedroom**  
12'1" x 11'8"



**Bedroom**  
11'7" x 9'4"

**Bathroom**  
7'11" x 6'1"

**Garden**  
36'1"



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