



Total Area: 123.1 m² ... 1325 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.

Reception room
10'9" x 12'11"

Reception room
11'6" x 10'10"

Storage

Kitchen/Diner
8'9" x 22'5"

Bedroom
14'3" x 12'11"

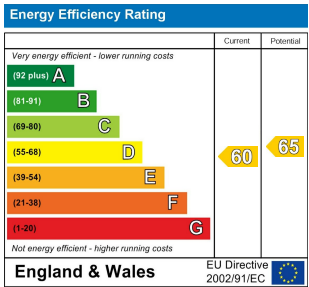
Bedroom
8'8" x 10'10"

Bathroom
8'9" x 13'3"

Storage

Bedroom
12'4" x 25'3"

Ensuite
8'0" x 4'5"



SPRUCE HILLS ROAD, WALTHAMSTOW
Offers In Excess Of £800,000 Freehold
3 Bed House - Terraced



Features:

- Three Bedrooms
- Victorian House
- Arranged Over Three Floors
- Well Presented
- Secluded Rear Garden
- Chapel End Location
- Walking Distance to Wood Street Station

A well presented three bedroom Victorian house in Chapel End, arranged over three floors with bright interiors and a wonderfully secluded rear garden. Wood Street is within easy reach for its independent cafés, shops and Overground station, while the green spaces of Lloyd Park and Epping Forest are nearby.

REQUEST A VIEWING
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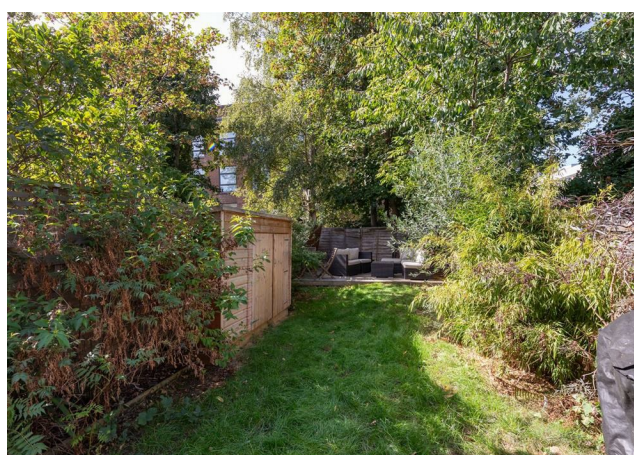
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IF YOU LIVED HERE...

The ground floor begins with a bright front reception, where the bay window, timber flooring and fireplace bring plenty of character. An opening leads into a second reception, currently arranged as a dining space, creating an easy flow between the two rooms. Beyond, the kitchen diner stretches towards the garden, with white cabinetry, timber worktops and plenty of space for a dining table. A door leads directly outside, while useful storage sits just off the second reception.

On the first floor, the generous front bedroom has another bay window and a calm, light finish. The second bedroom sits behind, while the bathroom is particularly spacious, with a freestanding bath, separate walk-in shower and white tiling. There's also a useful storage cupboard within the bathroom.

The top floor is given over to the third bedroom, creating a private space beneath the roofline, with skylights bringing in natural light and an ensuite shower room beyond. Outside, the

secluded rear garden has a paved seating area close to the house, followed by lawn and mature planting, with another seating spot tucked away towards the end.

WHAT ELSE?...

-Wood Street has a growing collection of local favourites, including Chocolatine Bakery, The Duke and plenty of independent shops, with Wood Street Station providing Overground connections towards Liverpool Street.
- Lloyd Park is nearby for open green space, gardens and the William Morris Gallery, while Epping Forest offers plenty more room to wander further afield.
-You're also well placed for Walthamstow, with Soho Theatre Walthamstow, The Castle and the shops and restaurants around Hoe Street all within easy reach.



A WORD FROM THE OWNER...

"We fell in love with the house for establishing our family. The neighbours are so welcoming with the bonus of it being within walking distance of Wood Street, with its shops and station and close enough to the village and Walthamstow Central a short bus or walk away. It's great to have Chestnuts Field on our doorstep, the town hall fountains and Better Centre."

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