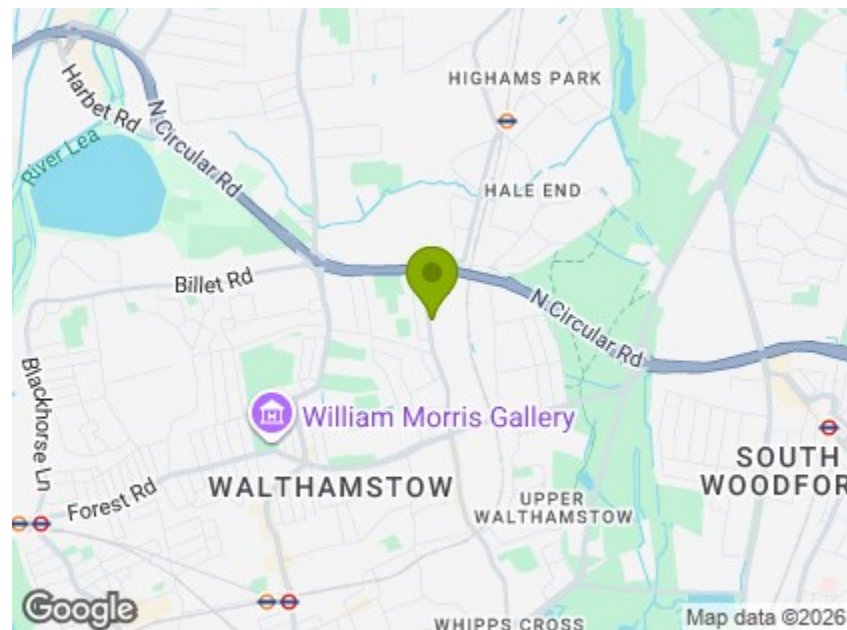




Total Area: 117.4 m² ... 1263 ft² (excluding eaves storage)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	67 79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



FULBOURNE ROAD, WALTHAMSTOW

£2,850 Per Calendar Month
 4 Bed House



Features:

- Victorian Terrace House
- Four Bedrooms
- High Spec Finish
- Period Features Throughout
- Two Bathrooms + WC
- Eat in Kitchen/Diner
- Huge Double Sized Garden
- Fantastic Transport Links

This well balanced four-bedroom terraced home sits in a fantastic part of E17, with the buzzing amenities of Walthamstow in one direction, the peaceful greenery of Epping Forest in another, and the convenience of Wood Street station close by.

Inside, you'll find a secluded rear garden, two reception rooms, a generous kitchen/diner, ground floor WC, first floor bathroom and a converted loft with ensuite, all complemented by a charming sprinkling of period features.

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E17 & E10
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 0203 397 9797

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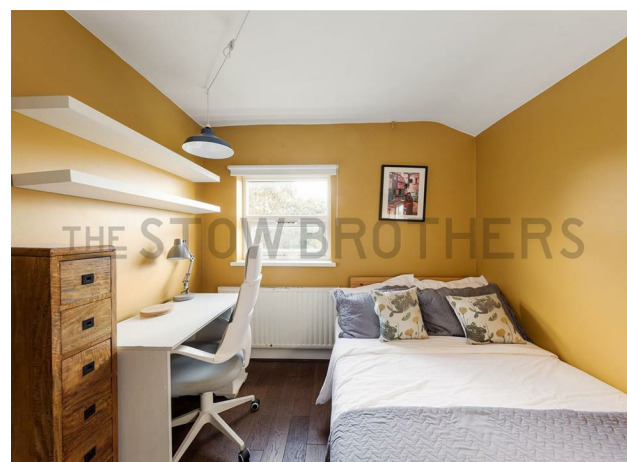
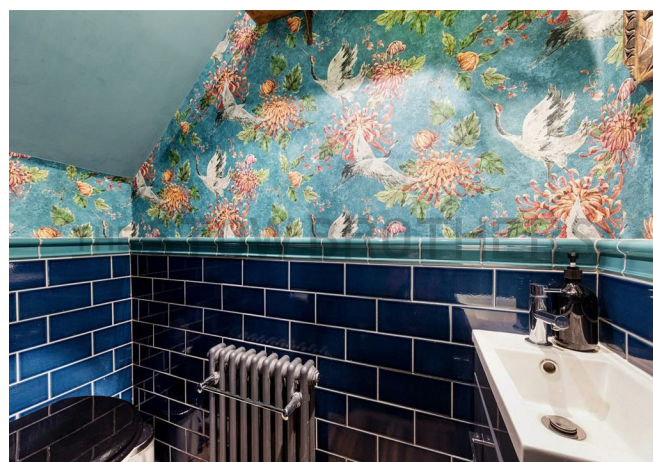
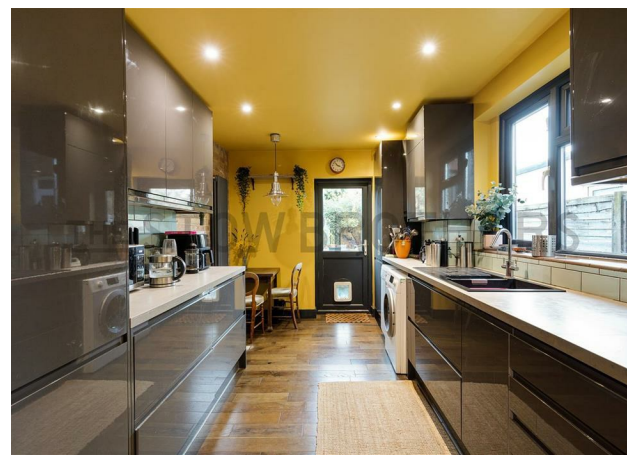
E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
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 newhomes@stowbrothers.com
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IF YOU LIVED HERE...

Beyond the timeless frontage, you'll discover an impressive home that strikes a careful balance between traditional character and contemporary updates across its 1,263 square feet.

The front reception room is beautifully bright thanks to large bay windows, while thoughtful decor enhances features such as the period fireplace, ornate coving and bespoke carpentry. The second reception is equally smart and would make a perfect dining room or additional living space.

In the kitchen/diner, sleek units and high-spec appliances are complemented by colour-drenched decor, creating a space that feels both modern and cheery. There's room for dining here, while the ground floor WC adds convenience.

On the first floor you'll find three bedrooms, along with a stylish bathroom featuring vintage-inspired fittings, metro brick tiling and ingenious alcove shelving.

Up in the loft sits the master bedroom, a private retreat complete with an ensuite featuring both a freestanding bathtub and separate shower, plus plenty of useful eaves storage.

At the rear, the beautifully landscaped garden offers a lush lawn, varied planting and a lovely sense of seclusion from the backdrop of mature trees.

If you're after more green space, both Epping Forest and Lloyd Park are just a short stroll away, each lovely in their own way.

Meanwhile, Wood Street is thriving with youthful energy. Exciting new shops and eateries sit alongside old favourites such as the unique Wood Street Indoor Market and the much-loved garden centre Lancasters. Not sure where to start? Try Wood Street Bear, popular brunch spot Dudley's, or award-winning bakery Chocolate. Even closer to home you'll find the charming coffee shop Ruttle & Rowe.

When it's time to travel further afield, you're just 0.7 miles from Wood Street



WHAT ELSE?

- The hub of Highams Park is a mile north, if you want to mix up your amenities.
- Parents will be pleased to know you have plenty of well regarded schools in the area.
- For a true sense of community, head to see the Walthamstow FC in action. Their home ground is a seven minute stroll away.

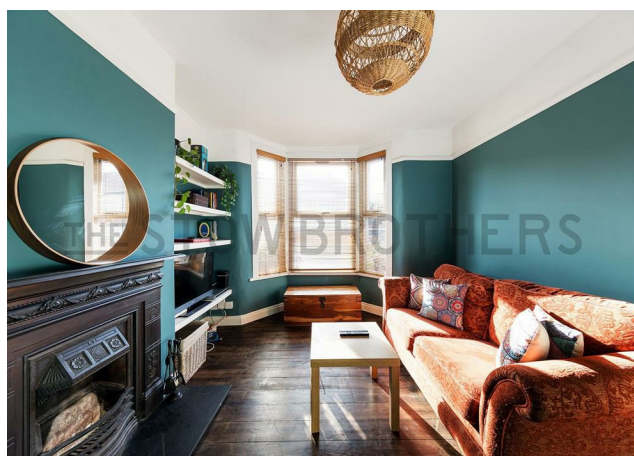
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Reception Room
13'4" x 10'7"

Reception Room
11'5" x 8'3"

Kitchen
16'4" x 8'10"

Bedroom
14'3" x 13'3"



Bedroom
11'5" x 8'3"

Bedroom
9'7" x 8'11"

Bedroom
16'10" x 12'4"

Ensuite
8'5" x 7'11"



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