

Lounge
22'11" x 11'7"

Kitchen
12'7" x 7'5"

Bathroom
6'9" x 6'6"

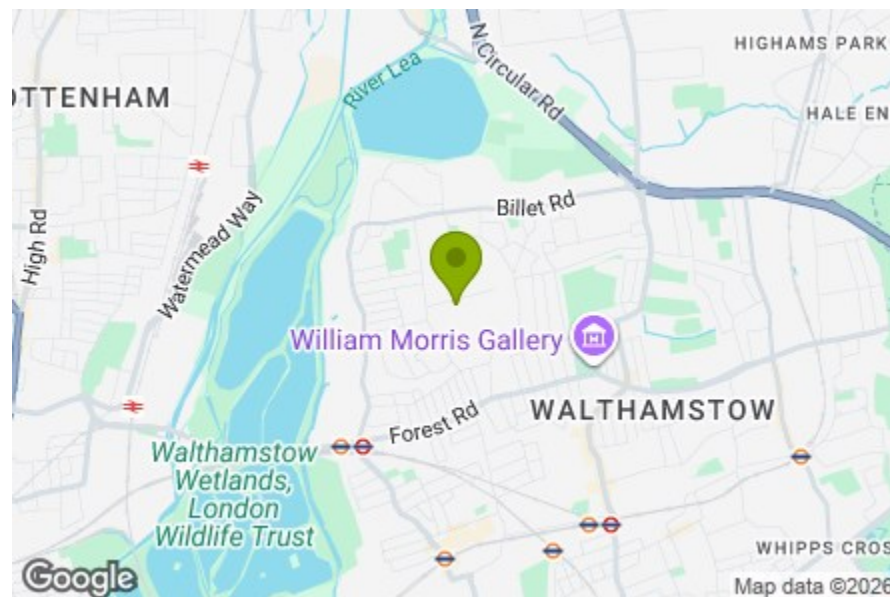
Lean to
7'5" x 4'2"

Bedroom
11'7" x 10'5"

Bedroom
10'8" x 8'9"

Garden
49'2"

Garden Room
9'4" x 9'4"



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (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 | |



OAKFIELD ROAD, WALTHAMSTOW

Offers In Excess Of £600,000 Share of Freehold
2 Bed House - Terraced



Features:

- Two Bedroom House
- Garden Room
- Beautifully Presented
- Large Private Garden
- Higham Hill Location
- Short Walk to Blackhorse Road Station

Set in the ever popular Higham Hill area, this beautifully presented two bedroom house offers a warm, well-kept interior and a generous private garden, all within easy reach of Blackhorse Road station, Higham Hill Park and the independent spots that have made this part of E17 so well loved.

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IF YOU LIVED HERE...

A long reception room stretches across the front of the ground floor, giving you a bright, versatile living and dining space with plenty of room to settle into different parts of the day. It is a calm, welcoming room, with soft tones, herringbone flooring and an easy flow through to the rear. Beyond that, the kitchen is arranged in a smart galley layout, with clean white cabinetry, dark worktops and direct access out towards the garden. Just behind, the bathroom has been finished in a simple, considered style, with full tiling, a bath and a green vanity bringing a little colour to the space.

Upstairs, the two bedrooms are neatly laid out on the first floor. The larger room sits at the front, while the second bedroom overlooks the rear and would work just as well as a child's room, guest room or study, depending on how you live. Throughout, the house feels carefully looked after and easy to make your own.

Step outside and the large private garden adds a whole extra

dimension. At around 15m in length, it offers plenty of room for dining, planting or simply stretching out in warmer weather, while the garden room at the far end is a real bonus, ready to be used as a workspace, studio or quiet retreat.

WHAT ELSE?

Blackhorse Road station is a short walk away, with Victoria line and London Overground connections making journeys across London simple.

Higham Hill Park is close by for green open space, tennis courts, play areas and a handy café. The creative cluster around Blackhorse Lane is within easy reach, including Blackhorse Workshop Café, the Pumphouse Museum and Big Penny Social.



A WORD FROM THE OWNER...

"We've lived at 75 Oakfield for seven wonderful years and have been in Walthamstow for over 15 years. The house has been very good to us and it looked after us while working, relaxing in the garden, hosting friends over the years, getting married and starting a family.

It's such a great area to live and we'll be so sad to leave our friends on Oakfield Road. The community here is extremely close knit - more so than anywhere else we've lived in our lives. People look out for each other and organise meet ups on the street whatsapp group all the time. It's truly unique and friendly.

The area now has a plethora of breweries, cafes and parks. Our personal favourite hang-outs are the recently refurbished Tavern on the Hill, Lloyd Park and we try each day to go on a walk through Lockwood Reservoir and nature reserve. The area really does have it all. Within a 10 minute walk you have a nature reserve, the Victoria line for commuting, nine breweries, two pubs and two outstanding parks. It really does have something for everyone in the immediate vicinity.

We know that the next owners will be able to create some truly special memories in this truly special house in the same way that we have."

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