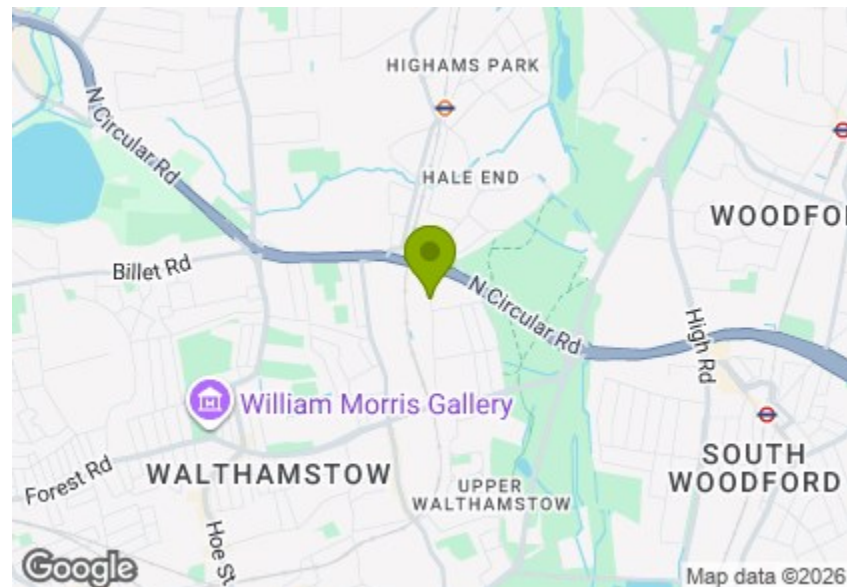




Total Area: 87.1 m<sup>2</sup> ... 938 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



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	



## HALE END ROAD, WALTHAMSTOW

Offers In Excess Of £700,000 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedrooms
- Mid Terrace House
- Well Presented Throughout
- Secluded Rear Garden
- Extended Kitchen Diner
- Short Walk to Epping Forest

This spacious three-bedroom mid-terrace home sits in a peaceful spot on the edge of Epping Forest, while still benefiting from easy access to Highams Park, Wood Street and Walthamstow Central, with plenty of amenities close at hand.

Artfully designed over two floors, the property features an architecturally striking kitchen-diner extension, as well as a spacious west-facing garden. Best of all, it's all in beautiful condition and ready to enjoy from day one.

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

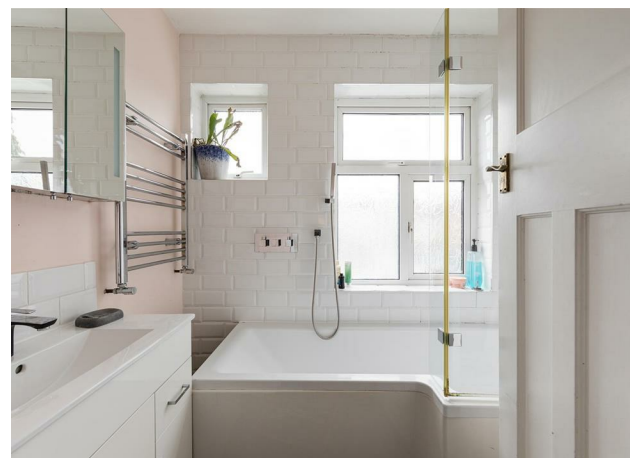
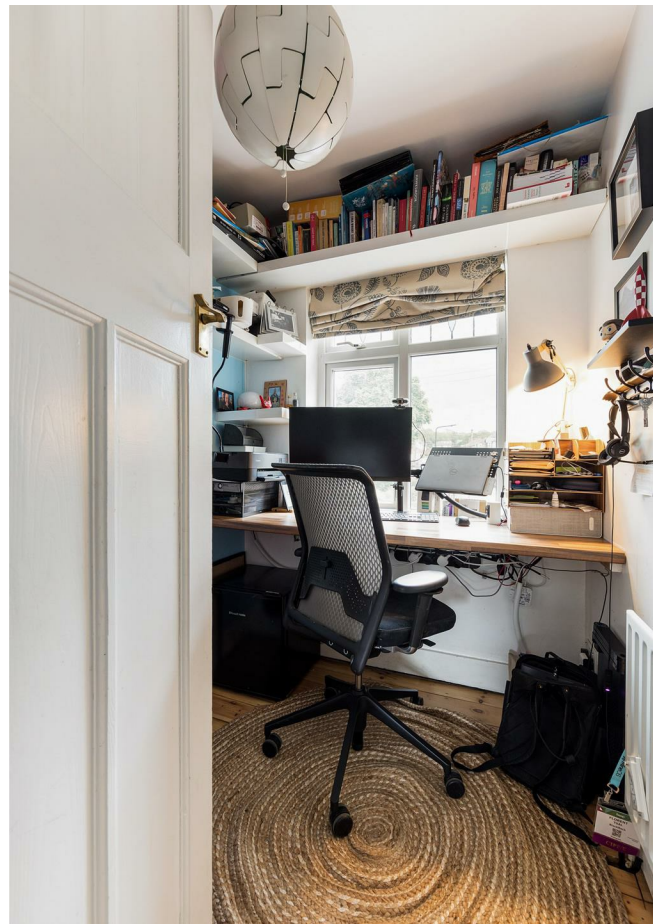
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**IF YOU LIVED HERE...**

You'll love the amount of thought and care that has gone into updating this home, particularly the way it balances modern flair with timeless design.

Head through your front door into the hallway, where you'll find a brilliant amount of storage. At the front of the home, the reception room has been colour drenched, creating a wonderfully cosy and inviting atmosphere.

At the centre, the kitchen-diner has been thoughtfully designed, with smart units and high-spec appliances. You'll appreciate the considered details, from the bespoke ply carpentry to the cheerful pop of bright yellow used as an accent wall.

Moving to the rear, you have a glorious second reception room, with striking coral patio doors and a circular window creating real visual impact. There's a wonderful contrast between the polished concrete flooring, industrial-style brickwork and warm timber accents, while the bespoke ply seating offers handy built-in storage.

Outside, the spacious west-facing garden enjoys optimum sunshine throughout the day. The lawn is lush and expansive, framed by mature foliage that adds to the sense of privacy and calm.

On the first floor, you'll find three spotless bedrooms, alongside a family bathroom complete with a generous bathtub.

Although you're positioned close enough to Wood Street and Walthamstow to benefit from their excellent neighbourhood amenities and transport links, Highams Park is your nearest station, around a 16 minute stroll away. From there, you can reach Liverpool Street in approximately 23 minutes via the Weaver Overground, or change at Walthamstow Central for the Victoria line into the West End.

On the way to the station, you'll pass some excellent local favourites, including Vino Tap, The Stag & Lantern Micropub and Yaz. There's also the convenience of a Tesco Superstore nearby, while both Waitrose and M&S can be found around a mile away in South Woodford.

As well as all these great amenities, the neighbourhood is home to an abundance of green space. Epping Forest is practically on your doorstep, while Highams Park, Lloyd Park and Fellowship Square are all within easy reach too.

**WHAT ELSE?**

- Drivers will be pleased to know they can reach the North Circular in just a few minutes, or the M25 in around 10 minutes.
- our new local could be the grand The Royal Oak, a fantastic spot for delicious food in beautiful surroundings, just 12 minutes away on foot.
- Less than ten minutes away, you'll find the charming coffee shop Rattle & Rowe.



**A WORD FROM THE OWNER...**

"We have loved living on Hale End Road. It sits right on the border of Highams Park and Walthamstow, giving you the best of both worlds. Epping Forest is a short walk away, perfect for weekend mornings with the kids or the dog. Highams Park station is close by with Overground services into Liverpool Street, and you can be on the North Circular in a minute for driving. Thorpe Hall Primary School is practically on the doorstep, which made the school run genuinely stress-free.

The area has a real community feel, with local cafes, the Royal Oak pub, and easy access to all that Walthamstow has to offer down the road."

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**Reception Room**

11'11" x 8'7"

**Kitchen/Reception Room**

16'10" x 10'5"

**Reception Room**

16'2" x 11'7"

**Bathroom**

7'1" x 5'7"



**Bedroom**

10'5" x 8'10"

**Bedroom**

12'6" x 10'2"

**Bedroom/Study**

6'9" x 5'10"

**Garden**

65'7"



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