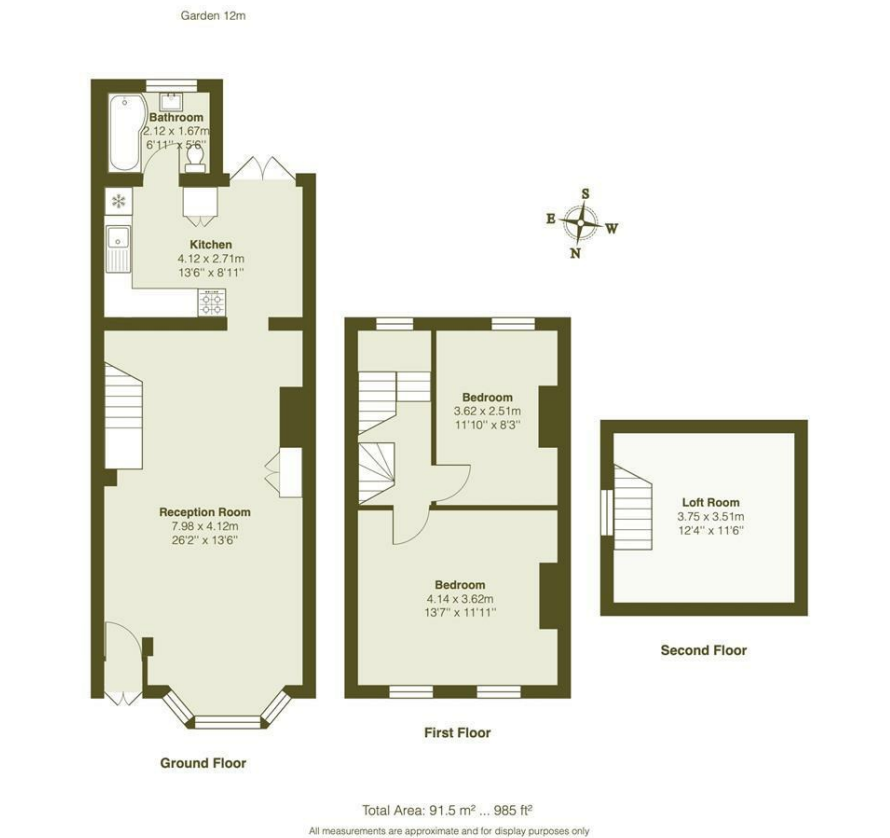




BARCLAY ROAD, WALTHAMSTOW

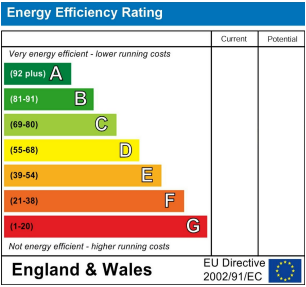
Offers In Excess Of £750,000 Freehold
2 Bed House



Features:

- Victorian End of Terrace House
- Two Bedrooms
- Additional Loft Room
- Brick Fronted
- Walthamstow Village Location
- Quiet Residential Street
- Well Presented
- No Chain

A well-presented two bedroom Victorian end-of-terrace home in Walthamstow Village, tucked away on a quiet residential street. Behind the traditional brick frontage, there is plenty of period character, a wonderfully leafy private garden and a useful loft room, while the cafés, pubs and independent shops around the Village are all close at hand.



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IF YOU LIVED HERE...

The ground floor is largely given over to a generous through reception, with the bay window at the front bringing in plenty of natural light. Timber floorboards, decorative fireplaces and built-in shelving bring warmth and character, while there is ample room to create distinct living and dining areas. The staircase rises from the centre of the room, and the overall feel is relaxed and homely, with a mix of soft tones, patterned textiles and original detailing.

At the rear, the separate kitchen has a bright, traditional feel, with pale cabinetry, timber flooring and room for a small dining table. Double doors open directly onto the private garden, which extends to around 12 metres and feels particularly secluded thanks to its mature planting. A bathroom sits beyond the kitchen, complete with a bath and shower above.

Upstairs, there are two bedrooms, including a generous principal bedroom spanning the front of the house and a second bedroom

to the rear. Continue up again and you'll find the loft room on the second floor, a bright and versatile additional space with sloping ceilings, currently arranged with a desk and shelving.

WHAT ELSE?...

Walthamstow Village is on your doorstep, with Orford Road home to independent cafés, restaurants and pubs including The Queen's Arms.

Nearby Hoe Street adds plenty more to the neighbourhood, from Soho Theatre Walthamstow to restaurants, cafés and everyday essentials.

Walthamstow Central provides Victoria line and Overground connections, while nearby Lloyd Park offers generous green space and the William Morris Gallery.



"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 ASSISTANT BRANCH MANAGER

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