

Reception Room
13'11" x 13'0"

Reception Room
13'0" x 11'4"

Toilet

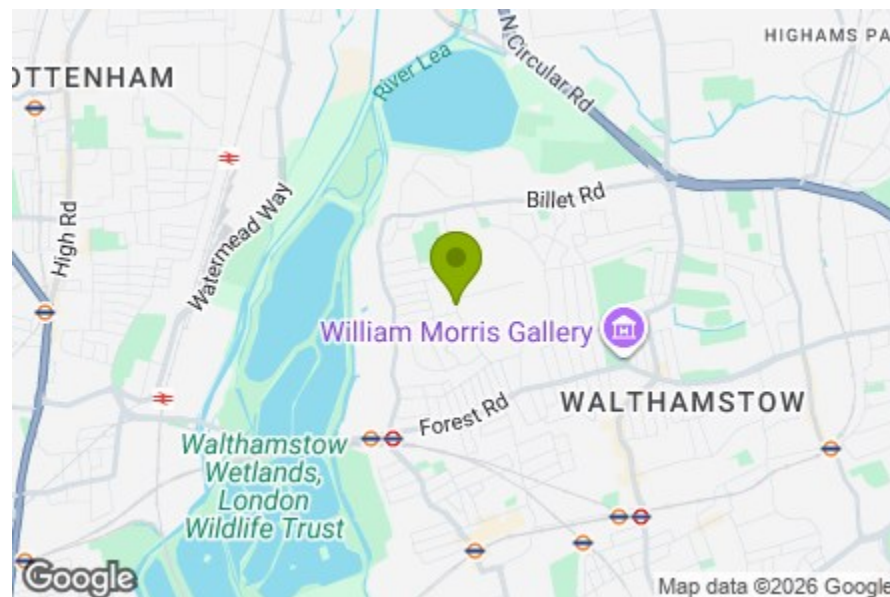
Kitchen
12'4" x 7'1"

Bedroom
13'0" x 11'6"

Bedroom
17'0" x 7'5"

Bathroom
7'10" x 7'3"

Garden
49'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HIGHAM HILL ROAD, WALTHAMSTOW

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



Features:

- Two Bedrooms
- Victorian Terrace House
- Beautifully Refurbished / Double Glazed / New Heating / Electrics / Insulation
- 70ft South Facing Rear Garden
- Two Reception Rooms
- WC & First Floor Bathroom
- Potential to Extend SSTP
- Walking Distance to Lloyd Park
- Close to Blackhorse Road Station

A beautifully refurbished two bedroom Victorian terrace house with a 70ft south facing rear garden, tucked into a well-connected part of Walthamstow within walking distance of Lloyd Park and close to Blackhorse Road station. This is a lovely spot to settle into, with a strong neighbourhood feel, easy day-to-day convenience and plenty of green space nearby.

REQUEST A VIEWING
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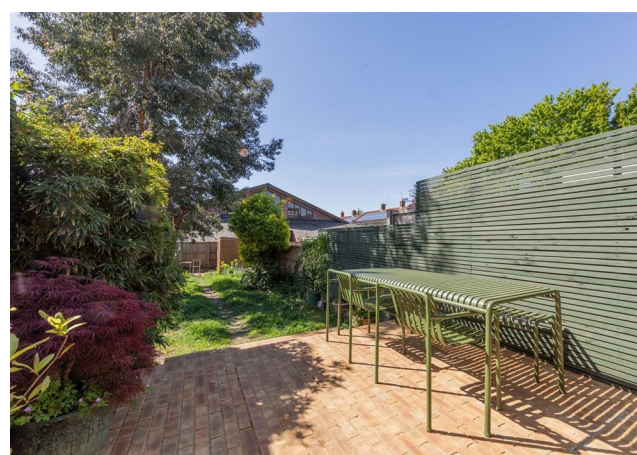
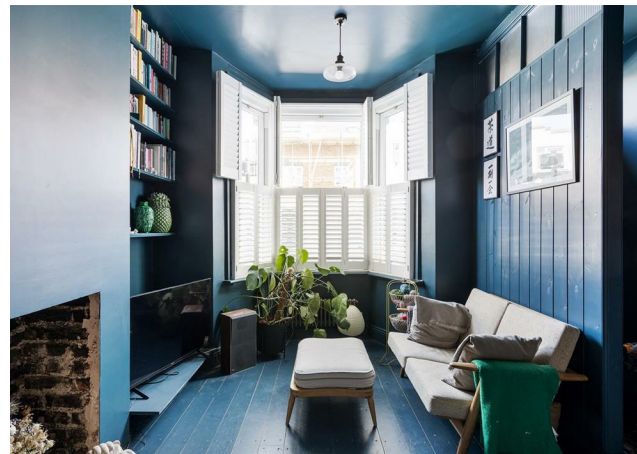
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IF YOU LIVED HERE...

Step through the front door and the first thing you notice is how thoughtfully this home has been reworked. An architect-designed refurbishment has made the most of the natural light, flexibility and character of the terrace, creating a clear sense of flow from front to rear. At the front, the first reception room is full of atmosphere, with a bay window, rich tonal walls, open shelving and a fireplace that gives the room real depth and warmth. Behind it, the second reception works beautifully as a dining room or another generous living space, with pale tones, timber flooring and a clear view through to the garden. Together, the two reception rooms give the ground floor excellent flexibility, whether you like to entertain, work from home or simply spread out a little. To the rear, the kitchen is long and well arranged, with bespoke plywood cabinetry, granite worktops, green tiled splashbacks and high quality fittings. Glazed doors open straight onto the patio, creating an easy connection with the outdoor dining space and garden beyond. There's also a useful ground floor WC tucked neatly beneath the stairs.

Upstairs, the layout has been carefully considered to maximise space, natural light and storage, while also allowing future flexibility, including potential for a

loft extension, subject to the usual permissions. The principal bedroom sits at the front and feels calm and well proportioned, while the second bedroom to the rear has a softer, tucked-away feel and would work equally well as a guest room, nursery or study. The first floor bathroom is smartly finished and full of natural light, with a Japanese soaking bath, rainforest shower head and a calm, considered feel. Outside, the south-facing rear garden is a real highlight, with a private patio nearest the house and a long stretch of lawn bordered by mature planting. It gives the house an easy sense of space and a lovely connection to the outdoors.

WHAT ELSE?

- Blackhorse Road station is close by, giving you quick Victoria line and Overground connections across London.
- Lloyd Park is within walking distance, perfect for a morning coffee, weekend stroll or a bit of open green space close to home.
- This part of Higham Hill has a lovely residential feel, while still keeping you well connected for day-to-day life.
- You're well placed for everything that makes this pocket of Walthamstow so popular, with independent spots, local amenities and green space all within easy reach.



WORD FROM THE OWNER..

"We have lived in our home for over 5 years and have truly loved living here! As architects, we designed and renovated the house ourselves, creating a sanctuary from our busy working lives. The garden and sense of privacy you get in the space is brilliant, with the terrace perfect for afternoon dinners and drinks. While we're proud of the design, we'll also miss the warmth of our neighbours, the sense of community, and the vibrant culture and nature on our doorstep - with the Walthamstow Wetlands, Blackhorse Beer Mile and Lloyd Park all within short walking distance."

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