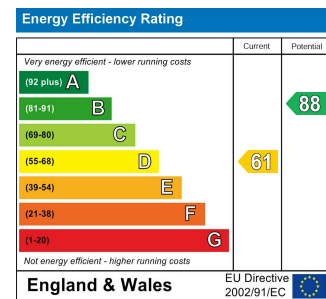


Total Area: 92.9 m<sup>2</sup> ... 1000 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## EXMOUTH ROAD, WALTHAMSTOW

### Offers In Excess Of £700,000 Freehold 3 Bed House



#### Features:

- Three Bedroom House
- 1000 sq ft
- Two Reception Rooms
- Moments from Queens Road Station
- Short walking distance to Walthamstow Village

A thoughtfully arranged three-bedroom house, set moments from Queens Road Station and within a short walk of Walthamstow Village. With 1000 sq ft of space, two reception rooms and plenty of flexibility, this is a home that balances everyday ease with brilliant local connections.

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**E18 & IG8**  
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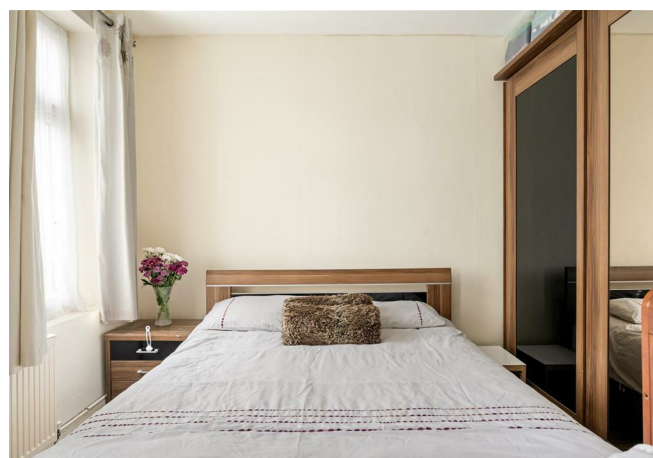
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IF YOU LIVED HERE...

You'd have two reception rooms to enjoy on the ground floor, giving the layout a lovely sense of versatility. The front room would make a calm, comfortable living space, while the second reception could work beautifully as a dining room, playroom or relaxed snug, depending on how you like to live.

The kitchen sits to the rear, keeping the living spaces nicely defined and practical. Across the home, the proportions feel generous, with the 1000 sq ft layout offering room to grow, host and settle in without feeling stretched.

Upstairs, you'll find three bedrooms, making the house well suited to families, those needing a home office, or anyone looking for a little extra breathing space. The layout is simple, sensible and easy to imagine making your own.

WHAT ELSE?

Queens Road Station is just moments away, with Walthamstow Central also within easy reach for the Victoria line and Overground. Walthamstow Village is a short stroll away too, with its independent cafés, restaurants, pubs and leafy streets giving this part of E17 its much-loved charm.



A WORD FROM THE OWNER...

"Popular Walthamstow location, Excellent transport links, Close to Walthamstow Central station, Near Walthamstow Village, Access to parks and wetlands, Residential street, Strong local amenities, Family-friendly area, Potential to extend, Private garden"

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**Reception Room**

12'0" x 13'5"

**Reception Room**

10'0" x 10'5"

**Kitchen**

10'7" x 13'2"

**Bedroom**

10'2" x 9'10"

**Bathroom**

5'3" x 6'8"

**Bedroom**

10'0" x 10'5"

**Bedroom**

15'5" x 10'9"

**Garden**

approx 26'0" x 15'8"



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