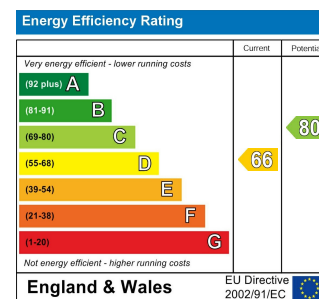
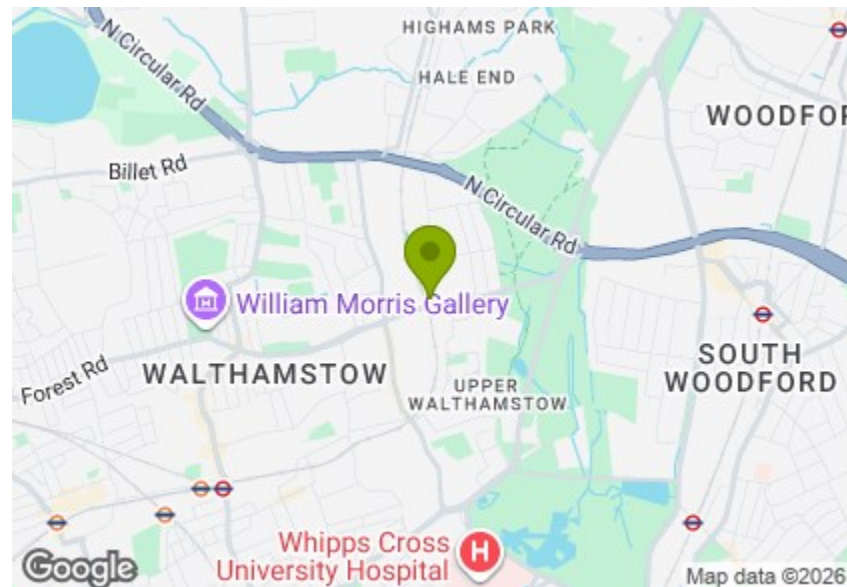


Total Area: 88.2 m<sup>2</sup> ... 949 ft<sup>2</sup> (excluding garage, loft, eaves storage)  
All measurements are approximate and for display purposes only



## HALE END ROAD, WALTHAMSTOW

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



#### Features:

- Three Bedroom House
- Semi Detached
- Garage
- Loft Room
- Well Presented
- Close Proximity to Wood Street Station

Set on Hale End Road, this well presented three bedroom semi detached house offers generous living space and a thoughtful layout, all within easy reach of Wood Street Station. You're close to the independent energy of Wood Street, with its cafés, market stalls and everyday essentials, and within walking distance of open green spaces that make this part of Walthamstow so well loved.

REQUEST A VIEWING  
0203 397 9797

E11, E7, E12 & E15  
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0203 397 2222

E4 & N17  
hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

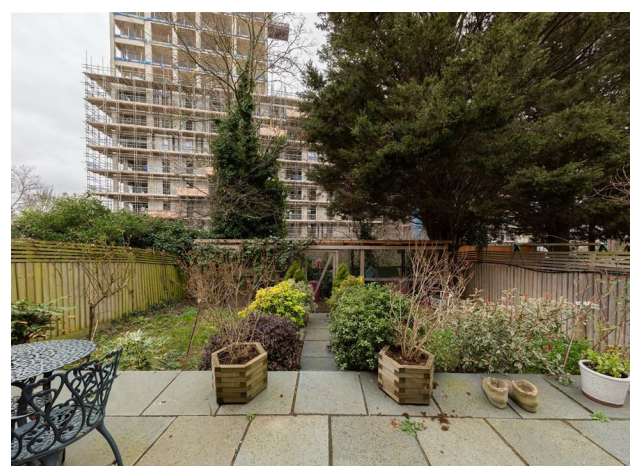
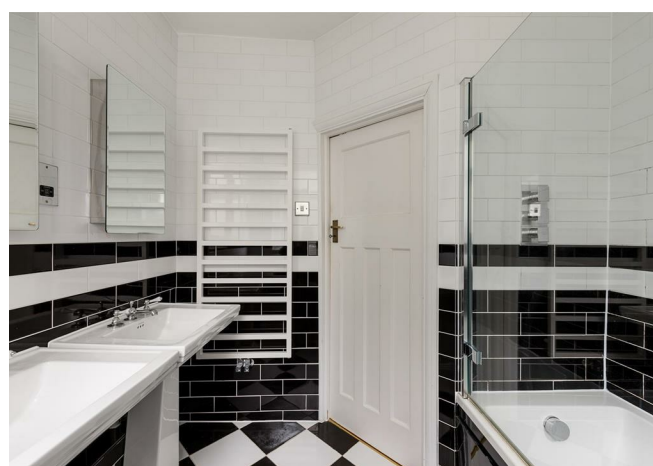
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hellohackney@stowbrothers.com  
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newhomes@stowbrothers.com  
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0203 325 7228

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IF YOU LIVED HERE.....

You'd step into a bright and welcoming home where original features bring a quiet sense of character. The reception room to the front is calm and comfortable, with a generous bay window drawing in natural light and highlighting period details such as the fireplace. There's a pleasing sense of proportion here, with space to relax without feeling crowded. To the rear, the kitchen and dining area has been thoughtfully arranged with shaker-style cabinetry and tiled splashbacks that add subtle texture. French doors open out to the garden, allowing light to spill in and creating an easy connection between indoors and out.

Upstairs, two well sized bedrooms and a smaller third are laid out across the first floor, each finished in soft, neutral tones that enhance the sense of light. The principal bedroom feels particularly serene, with large windows framing leafy views. The bathroom is neatly finished with metro tiling, a classic white suite and carefully chosen fittings that nod to the home's period roots while keeping things fresh and practical. Above, the loft room offers a quiet, tucked away space with eaves storage, making it ideal as a study, creative studio or peaceful retreat.

WHAT ELSE?

Wood Street Station is close by, where you can nip to London Liverpool Street in around 20 minutes on the Overground, or change one stop down the line at Walthamstow Central Station and head into the West End on the ultra efficient Victoria line.

You are within easy reach of Epping Forest for weekend walks, running trails and wide open greenery.

While the delights of Wood Street are just a short stretch further, including the wonderfully unique Wood Street Indoor Market, delicious brunch spot Dudley's, excellent beer shop-cum-bar Clapton Craft and sensational bakery Chocolatine Bakery.



A WORD FROM THE OWNER.....

"I've loved living here for the last 13 years. The house is a classic 1930s property with many original features and was sympathetically renovated when we moved in. It has a lovely homely feel and plenty of space both inside and out. We even kept chickens in the garden. It's also well connected to public transport (bus, tube and train) and a short walk to local amenities in and around Wood Street (cafes, shops, gym, doctors, etc.) as well as close to Epping Forest. I'll really going to miss living here!"

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**Reception**  
15'7" x 11'5"

**Reception**  
12'10" x 10'4"

**Kitchen**  
9'8" x 6'10"

**WC**

**Bedroom**  
12'10" x 9'10"

**Bedroom**  
14'9" x 11'1"

**Dressing Room**  
9'6" x 6'3"

**Bathroom**  
7'5" x 6'10"

**Loft**  
16'3" x 14'2"

**Garden**  
32'9"

**Garage**  
15'1" x 7'7"



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