



Reception Room
10'11" x 11'2"

W/C

Kitchen / Reception Room
13'3" x 24'4"

Bedroom
13'11" x 9'11"

Bathroom
7'0" x 5'8"

Bedroom
13'11" x 7'1"

Bedroom
9'8" x 17'10"

Shower Room



QUEENS ROAD, WALTHAMSTOW

Offers In Excess Of £800,000 Freehold
3 Bed House - Terraced

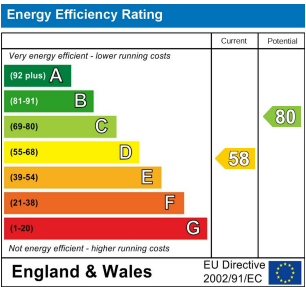


Features:

- Fantastic Family Home
- Three Bedrooms
- Two Bathrooms
- Ground Floor WC
- Two Reception Rooms
- Extended Kitchen
- Private Rear Garden
- Immaculately Presented
- Council Tax Band C

A perfectly pristine piece of designer heaven, this three bedroom family terrace has been lovingly developed to offer a bright and extensive kitchen/diner plus a proper penthouse suite. Immaculately finished throughout, bursting with vintage features and brimming with natural light, this is a real find.

Your location is just as enviable, mere moments from Walthamstow High Street and its huge range of shops, supermarkets and cafes, plus a diverse set of transport links and Europe's longest street market.



E11, E7, E12 & E15
hello11@stowbrothers.com
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

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

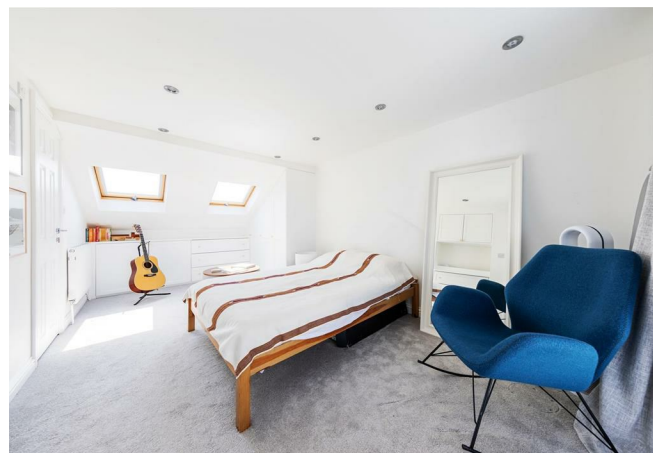
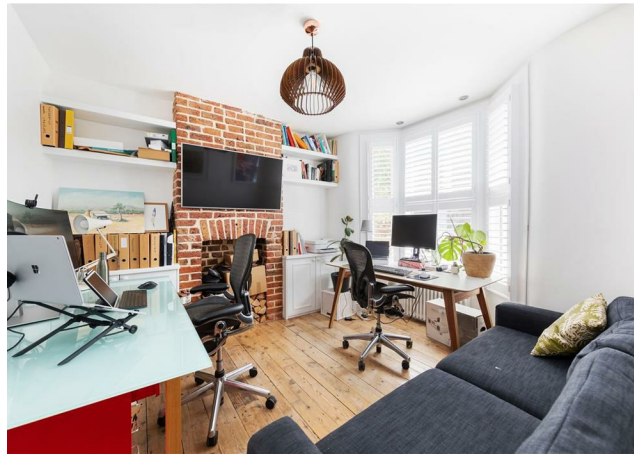
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0203 325 7227

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IF YOU LIVED HERE...

Your 120 foot square foot front lounge, currently in use as a home office, will immediately impress with its exposed brick chimney breast and original timber floorboards. Beautiful, but it's not even the star of the show. Your artfully extended kitchen/diner sits to the rear, twenty five foot long and elegantly divided by a timber topped breakfast bar below suspended filament lighting. Your kitchen cabinets are a striking royal blue, home to a full range of integrated appliances and topped with more timber work surfaces.

Artfully distressed engineered grey hardwood runs underfoot into the reception area, dual aspect and illuminated by twin skylights as well as bi-folding doors opening out to the garden. It all makes for the perfect hosting space, while if you choose to dine al fresco you have a barely overlooked mix of patio, lawn and gravel to relax in. Back inside and the ground floor's completed by an indispensable utility room, along with WC.

Upstairs, and your master bedroom features a full suite of floor to ceiling bespoke fitted storage, pristine in white with soft grey carpet underfoot. Bedroom two continues the aesthetic while your family bathroom is

resplendent in grey metro tiling from tub to ceiling, vintage fittings and geometric patterns underfoot. Your penthouse master bedroom's an impressive 180 square feet, with twin skylights at one end and floor to ceiling windows at the other. Finally the accompanying en suite shower room, also skylit, perfects your new home's marriage of vintage and contemporary style.

WHAT ELSE?

- St James Street station is just a half mile on foot, for direct twenty runs to Liverpool Street via the overground. Alternatively, Walthamstow Queens Road is closer still for the Gospel Oak to Barking line, while a fifteen minute stroll will get you to Walthamstow Central, for the Victoria line and a myriad of bus routes.
- Good news for parents; there are twenty five schools less than a mile away on foot, nineteen rated 'Good' by Ofsted and six deemed 'Outstanding'.
- London's largest nature reserve, the 500 acre Walthamstow Wetlands, is just a twenty minute walk or five minute cycle anytime you want to escape the city.



A WORD FROM THE OWNER...

"We loved living here in our cosy and comfortable house before moving abroad. The home is situated perfectly for walking access to Walthamstow centre, with great transport links and the beautiful nature to be found in the Marshes. If you are a young family the house is a wonderful opportunity with a small park and a fantastic nursery - Footsteps which is a stones throw from the front door. We hope this house will bring as much joy to its new owners as it did us."

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