

Total Area: 75.7 m² ... 815 ft²

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.

Reception
10'4" x 17'7"

Kitchen/Diner
17'0" x 9'8"

Storage

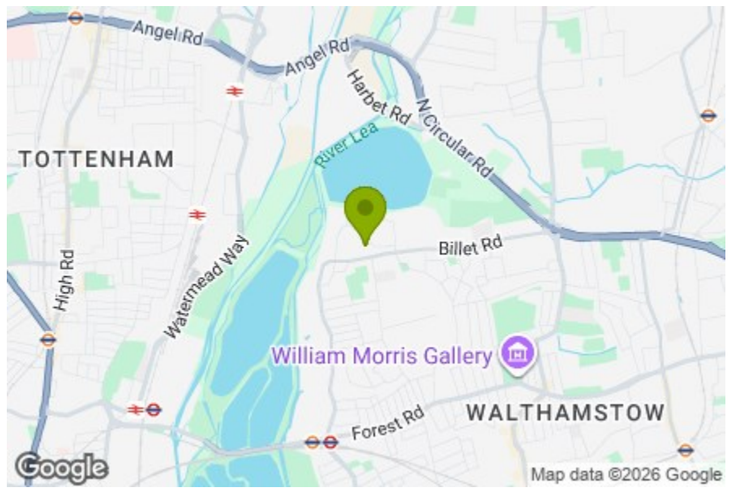
Bedroom
10'5" x 9'11"

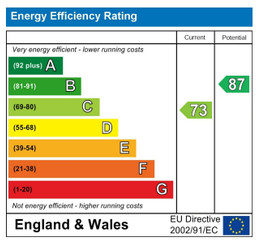
Bedroom
10'5" x 12'2"

Bathroom
6'1" x 5'6"

Storage

Garden
27'4" x 18'4"





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

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT



MCENTEE AVENUE, WALTHAMSTOW

Offers In Excess Of £525,000 Freehold

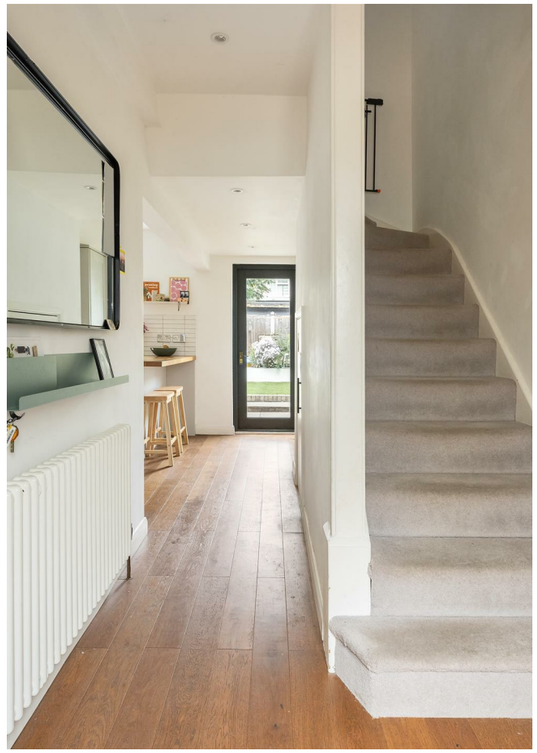
2 Bed House

Features:

- Two Bedroom House
- Well Presented
- First Floor Bathroom
- Kitchen-Diner
- Short distance to Lloyd Park

Situated in a quiet street tucked between Lloyd Park, Walthamstow Wetlands and Blackhorse Road, this two-bedroom house is a real gem - perfect for urban dwellers and nature lovers alike. As for the interiors, it's all been immaculately finished, with a spacious kitchen/diner, separate reception, plenty of storage, a first floor bathroom and a beautifully landscaped rear garden.

REQUEST A VIEWING
0203 397 9797















IF YOU LIVED HERE...

Beyond those majestic palms in your spacious front garden, you'll find an impressive home with a careful balance of traditional features and contemporary updates packed into its 815 square feet.
Your reception room has a brilliant amount of natural light thanks to the large bay windows. The dual colour palette is both thoughtful and pristine, while features such as the fireplace alcove, exposed brickwork, custom shutters and column radiators provide character.
You'll find more stylish design in the kitchen, where highlights include the double oven, butler basin, vintage-style fittings and another space-saving vertical column radiator. The breakfast bar will be brilliantly convenient, while the rear door and window provide an abundance of natural light.
The spacious garden has two seating areas, a luscious lawn and plenty of mature foliage to bring a sense of seclusion.
On your first floor, you have two bright and brilliant bedrooms - each with smart custom storage. The family bathroom is also smartly designed, with pristine fittings such as the over-tub shower.
Step outside and you'll find that you're in a great spot for exploring this dynamic part of E17. As well as being a hub for coffee shops, bars and eateries, there's an abundance of green space; Higham Hill Park is a short hop from your doorstep, while Lloyd Park and Walthamstow Wetlands are also both easily accessible.

You're also strolling distance from the Blackhorse Beer Mile, where you'll find some of East London's most exciting craft beer breweries, bars and street food. 40ft Brewery Blackhorse is just ten minutes on foot. Head slightly further south for Exale, Signature Brew and the vast Big Penny Social.
Within this area, you'll also find the much-lauded vegan-friendly Slow Burn, the community-centred bouldering studio Yonder and the atmospheric coffee shop-cum-repair centre Armstrong Audio, and much more.
Want escape further afield? It's a 24 minute stroll to Blackhorse Road station, where you have access to the Victoria line and Suffragette Overground. Buses are plentiful too.

WHAT ELSE?
- Drivers can be on the north Circular within a few minutes.
- As well as all the breweries, you've got a great local - Tavern on the Hill, a grand old pub with a fantastic reputation for food.
- Ride over the River Lee to Stonebridge Lock and you'll find the brilliantly unique Baltic Seafood canal boat, which serves up brilliant dishes such as Turkish mackerel baguettes and calamari. The perfect treat after a waterside ramble.



A WORD FROM THE OWNER...

"McEntee Avenue has an amazing little community, with so many lovely neighbours looking out for each other. Higham Hill similarly has a real community feel and all the amenities you could need! As an outdoors-y family, we have loved being so close to the marshes (where you can easily forget you're in London) and we've spent plenty of time enjoying the breweries, grabbing pizza to eat in the local park and morning strolls to nearby bakeries + cafés like Blackhorse Workshop and Wild Grains. You can successfully run for the bus into town in record time, and there are loads of easy transport links into central London or out towards Essex. From starting off here as a couple with a dog, to adding a kiddo into the mix, the area has made both lifestyles an absolute joy and while we're genuinely gutted to be leaving, we know whoever follows will love living here as much as we have!"

REQUEST A VIEWING
0203 397 9797

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM