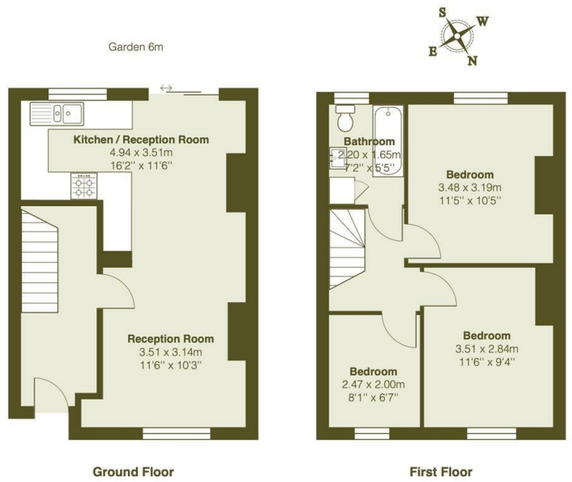


THE STOW BROTHERS

Total Area: 69.8 m² ... 751 ft²

All measurements are approximate and for display purposes only

Reception Room
11'6" x 10'3"

Kitchen/Reception Room
16'2" x 11'6"

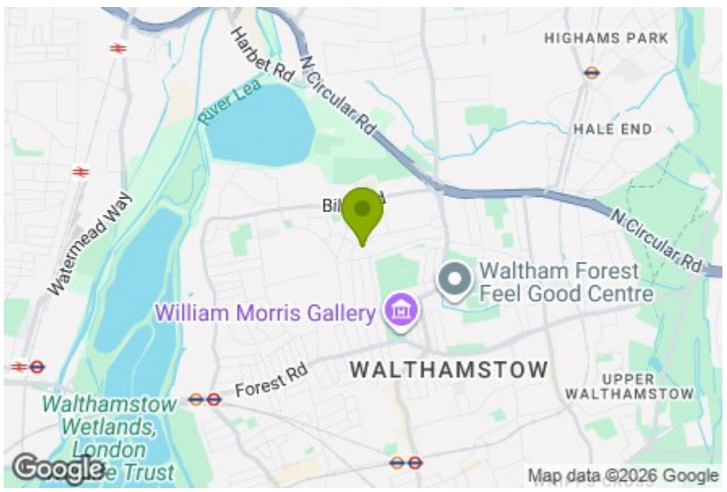
Bedroom
8'1" x 6'6"

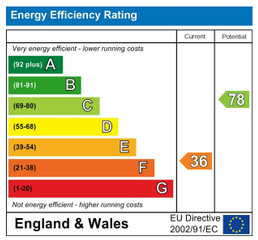
Bedroom
11'6" 9'3"

Bedroom
11'5" x 10'5"

Bathroom
7'2" x 5'4"

Garden
19'8"





E11, E7, E12 & E15
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E4 & N17
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0203 369 6444

E17 & E10
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RUSHBROOK CRESCENT, WALTHAMSTOW

Offers In Excess Of £500,000 Leasehold

3 Bed House

Features:

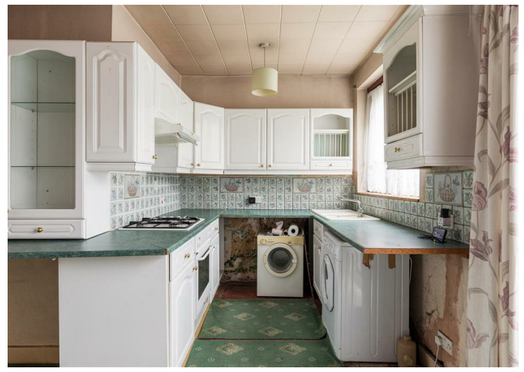
- Three Bedroom House
- Private South West Facing garden
- Great Project
- Chain Free
- Quiet Location
- End Terrace
- Moments to Lloyd Park
- Potential for Off Street Parking, Subject to Dropped Kerb Permission

Set on a quiet residential street moments from Lloyd Park, this three-bedroom end-of-terrace house offers an exciting opportunity to create a home of your own. With a private south-west facing garden, plenty of potential and Walthamstow's independent cafés, shops and green spaces nearby, it's a fantastic project in a well-loved neighbourhood. Offered chain free, there's plenty to look forward to.

REQUEST A VIEWING
0203 397 9797















IF YOU LIVED HERE...

Arranged over two floors, this freehold home offers around 751 square feet of internal space, with a practical layout and plenty of potential. Step inside and you'll find a separate reception room at the front, complete with a fireplace and a window overlooking the street. To the rear, the kitchen and second reception area form a sociable space with direct garden access. While the interiors would benefit from modernisation, the layout provides a great starting point for a thoughtful renovation, with the opportunity to introduce your own style throughout.

Outside, the private south-west facing garden features established greenery and a paved seating area, with plenty of landscaping potential. Upstairs, you'll find three bedrooms, including two generously proportioned rooms and a smaller third that could work as a study or nursery. Two bedrooms feature fireplaces, adding character, while the family bathroom has a bath with shower above. There's a real opportunity to bring new life to this traditional home.

WHAT ELSE?

- Lloyd Park is moments away, offering landscaped gardens, a café and the William Morris Gallery. The park also hosts community events throughout the year.

- Walthamstow Central and Blackhorse Road stations are within easy reach, offering Victoria line connections, while the Weaver line provides convenient journeys towards Liverpool Street.

- Enjoy Walthamstow's independent food and drink scene, from the cafés and restaurants around Hoe Street to local favourites such as The Castle and The Bell. Walthamstow Village is also nearby, with its independent shops, pubs and eateries.



WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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