

Reception Room
 14'4" x 9'5"

Kitchen
 9'5" x 6'10"

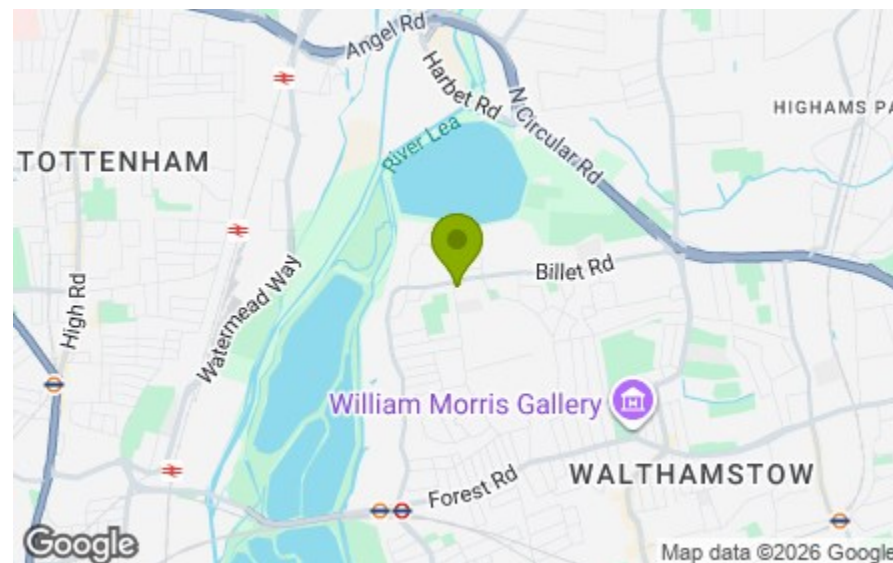
Workshop
 10'1" x 7'10"

Shed
 6'0" x 5'4"

Bedroom
 12'11" x 12'11"

Bedroom
 12'4" x 10'10"

Bedroom
 8'7" x 6'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(39-48)	D		
(29-38)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	
		EU Directive 2002/91/EC	

HIGHAM HILL ROAD, LONDON

£2,750 Per Calendar Month
 3 Bed House - End Terrace



Features:

- Three Bedrooms
- End Of Terrace House
- Bright and Airy
- Available July
- Unfurnished
- Council Tax Band C
- Idyllic Garden
- Permit Parking
- Ideal Family Home
- Full Redecoration Pre Move In

Situated in an excellent corner of E17, just moments from Higham Hill Park, this spacious three-bedroom home benefits from a bright through-lounge, a smart kitchen and a generous garden with a workshop at the rear. The well-balanced layout offers generously proportioned rooms throughout, making this a fantastic home for both relaxed family living and entertaining.

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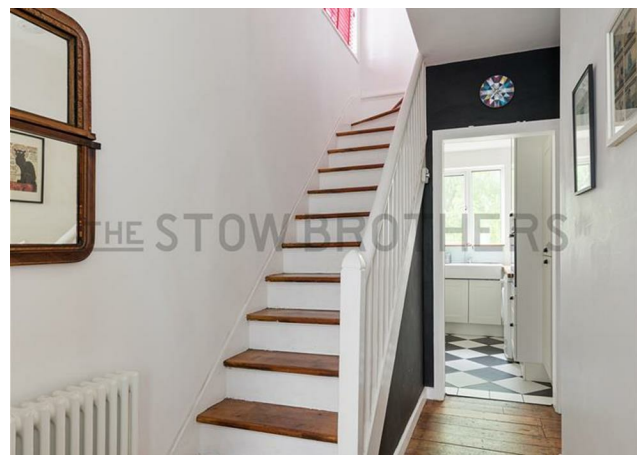
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IF YOU LIVED HERE...

You'll love the sense of space this two-storey home provides, with a perfectly balanced layout extending to 1,058 square feet. There are plenty of beautiful features to enjoy, including rich timber flooring and column radiators.

The dual-aspect through-lounge is filled with an abundance of natural light. The decor is both thoughtful and pristine, while bespoke carpentry adds a stylish yet practical touch.

More design flair can be found in the kitchen, where standout features include timber worktops and a butler sink.

The spacious garden offers a sun-trap seating area, a lush lawn with a charming, winding pathway, and mature foliage creating a wonderful sense of privacy and seclusion. There is also a storage shed and workshop.

On the first floor, you'll find two bright and beautifully presented bedrooms,

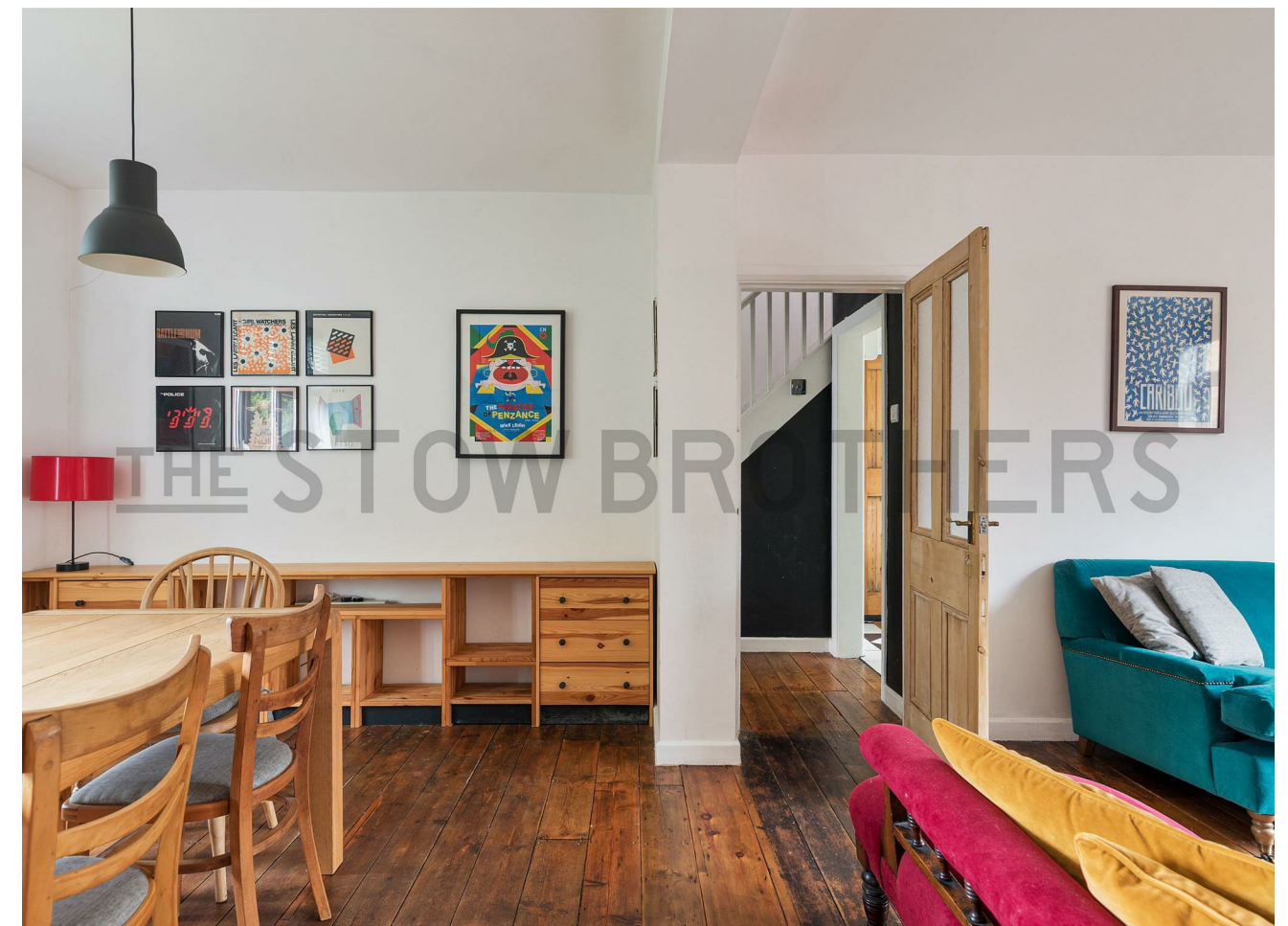
with one benefiting from smart bespoke storage. The family bathroom is a standout feature, complete with a stylish walk-in shower and striking contrasting finishes.

Beyond all this, you're in a great spot for exploring this exciting part of E17. As well as being a hub for coffee shops, bars and eateries, there's an abundance of green space; Walthamstow Wetland, Marshes, Lloyd Park and Higham Hill Park are strolling distance.

Head south and you'll find the much-lauded veg-friendly SlowBurn, which was named one of the Guardian's essential restaurants to 'try right now'. Meanwhile, the UK's first dedicated brandy house, Burnt Faith, is also nearby.

You can now enjoy the Community Saunas in this area, too. Then there's the Blackhorse Road Beer Mile beyond that. You'll never be bored, let's put it that way.

Want to escape further afield? As well as giving you access to the Victoria line, Blackhorse Road station offers the convenience of using the Suffragette Overground line. Buses are plentiful too.



WHAT ELSE?

- You'll also benefit from being just 1.3 miles from Soho Theatre Walthamstow, a major cultural landmark brought to life with a £30 million investment as part of the council's London Borough of Culture 2019 initiative to put arts and culture at the heart of the community.
- Head towards the Bell junction and Hoe St beyond, and you'll come across some of the excellent independent ventures, including vegetarian-focused cafe Buhler, award-winning pizza restaurant Sodo, and the gloriously eclectic Walthamstow Trades Hall.
- Venture towards Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and Forest Cinemas.

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