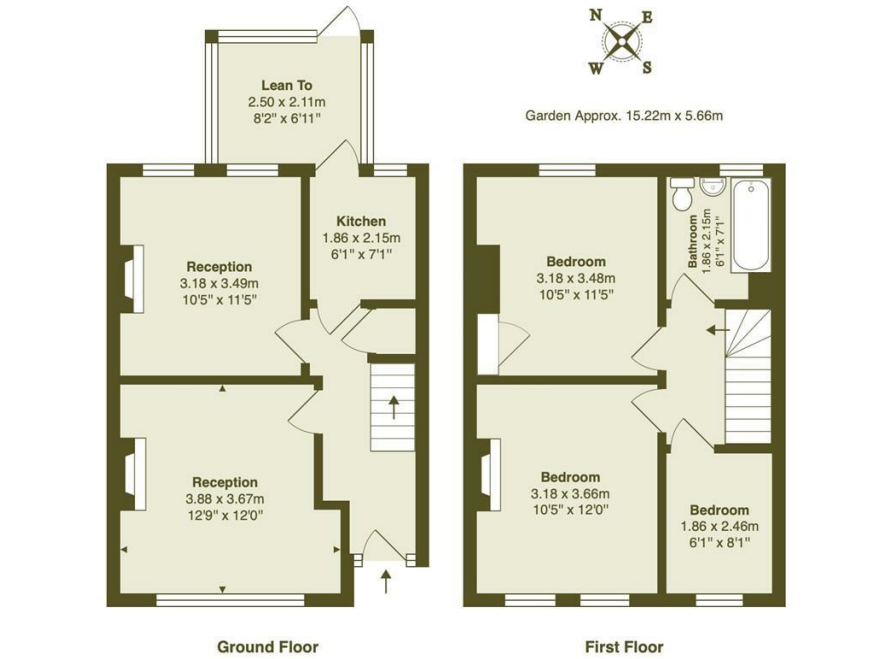




Total Area: 81.1 m² ... 873 ft²

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 Room
12'8" x 12'0"

Reception Room
10'5" x 11'5"

Kitchen
6'1" x 7'0"

Lean To
8'2" x 6'11"

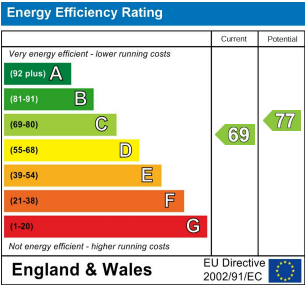
Bedroom
6'1" x 8'0"

Bedroom
10'5" x 12'0"

Bedroom
10'5" x 11'5"

Bathroom
6'1" x 7'0"

Garden
49'11" x 18'6"



BLYTH ROAD, WALTHAMSTOW

Offers In Excess Of £600,000 Freehold 3 Bed House



Features:

- 3 Bedroom Freehold House
- Period Features
- Circa 873 Square Feet
- Large Rear Garden
- Close to Lea Bridge Road Station
- Fantastic Opportunity for Renovation

A three bedroom freehold house in a well-connected pocket of Walthamstow, with Lea Bridge Road's growing collection of places to eat and drink nearby and Lea Bridge Station within easy reach. With period features, two reception rooms and a large rear garden, there's plenty of potential to renovate and make the house your own.

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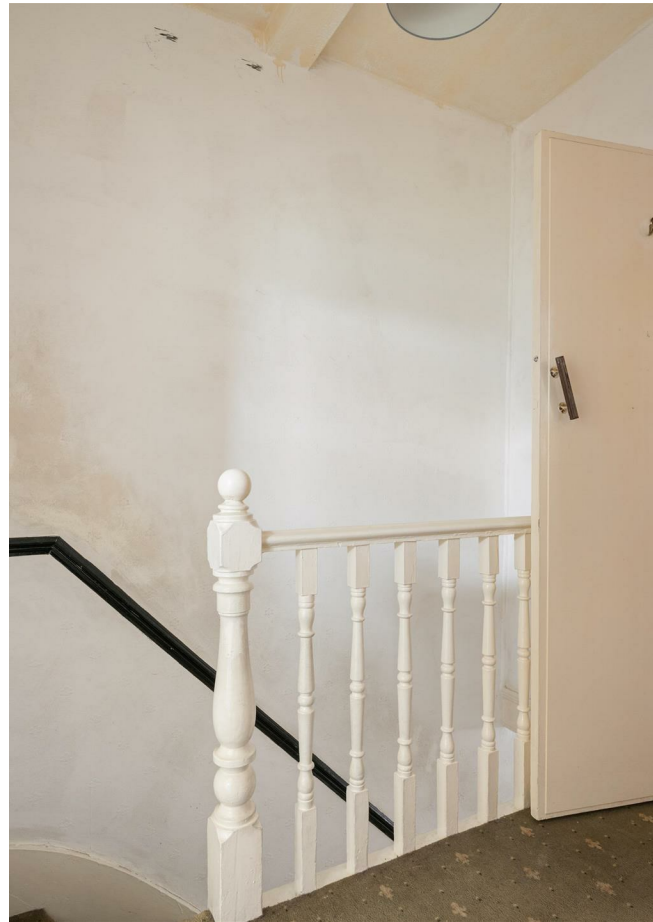
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IF YOU LIVED HERE...

There's around 873 square feet to work with, beginning with a separate front reception where a broad bay window brings in plenty of daylight. Period details include decorative corning and a fireplace, giving a glimpse of the character that could be brought back to the fore. Behind, the second reception provides another good-sized living space, again with a fireplace, while the separate kitchen sits alongside. From here, a door leads into the lean-to and onwards to the rear garden.

Upstairs, you'll find two larger bedrooms and a third bedroom set to the front, while the bathroom sits at the rear and includes a bath. Throughout, the house offers plenty of

scope for updating, with its existing period details providing a characterful starting point.

Outside, the garden stretches to approximately 15 metres, giving you a generous amount of outdoor space and plenty of room to put your own stamp on things.

WHAT ELSE?

Lea Bridge Road has plenty happening locally, with Pinch La Deli for coffee and sandwiches, Saffron Kitchen for dinner and The Hare and Hounds for a local pint. For greenery, Leyton Jubilee Park and the wider Lea Valley offer plenty of open space for walking, running and cycling. Lea Bridge Station is close by, providing useful rail connections and making this an especially convenient corner of Walthamstow.



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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