Total Area: 86.3 m² ... 929 ft²

All measurements are approximate and for display purposes only

Downstairs Hallway
5'1" x 9'3"

Reception Room
11'2" x 13'4"

Dining Area
10'3" x 11'3"

Kitchen
14'8" x 9'7"

Utility Room
5'11" x 7'2"

Upstairs Hallway
5'10" x 7'0"

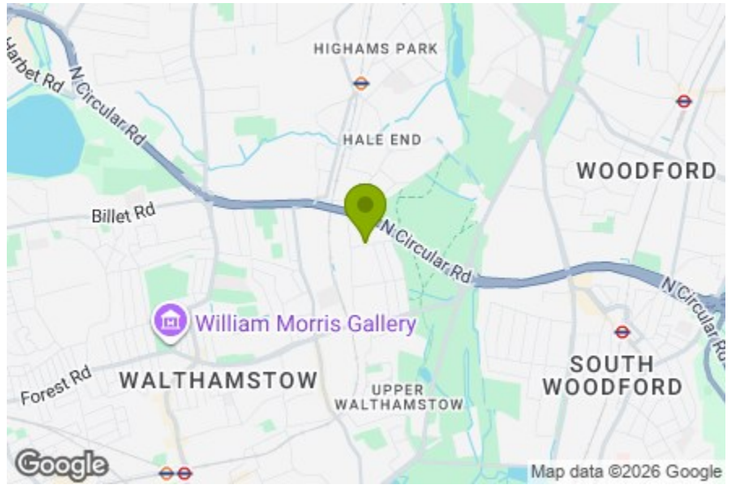
Bedroom
5'10" x 9'5"

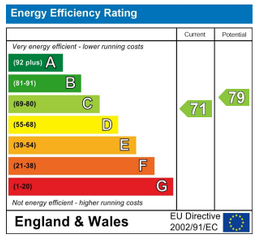
Bedroom
10'3" x 13'9"

Bedroom
10'3" x 11'5"

Bathroom
5'1" x 7'3"

Garden
39'4" x 17'4"





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

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PENTIRE ROAD, WALTHAMSTOW

Offers In Excess Of £600,000 Freehold

3 Bed House - Mid Terrace

Features:

- Terraced Family Home
- Three Bedrooms
- First Floor Bathroom
- Ground Floor Utility Room
- Full Width Kitchen
- Lovely Rear Garden
- In Need of Just A Little Modernisation
- 929 sq ft

A characterful three bedroom terraced family home in a well-connected pocket of Walthamstow, with Wood Street's independent shops, cafés and transport links within easy reach. With a full-width kitchen, separate utility room and lovely rear garden, there's plenty to enjoy now, with just a little modernisation offering scope to make it your own.

REQUEST A VIEWING
0203 397 9797

IF YOU LIVED HERE...

The ground floor begins with a generous front reception, where a broad bay window brings in plenty of natural light. A wide opening connects the room with the dining area beyond, creating an easy flow between the two spaces while still giving each its own identity. Timber flooring and confident touches of colour add warmth and personality.

Continue towards the rear and you'll find the full-width kitchen, with glazing overlooking the garden and a door leading directly outside. Timber cabinetry is paired with deep green units, while the adjoining dining area leaves plenty of room for everyday meals and larger gatherings. A separate utility room sits just off the hallway, alongside useful ground-floor storage.

Upstairs, there are three bedrooms arranged around the landing, including two generous rooms and a smaller third bedroom, ideal as a child's room or home office. The family bathroom is also on this floor, with a bath and shower above. Outside, the rear garden is a lovely green space with mature planting and room to sit out in warmer weather.

WHAT ELSE?

- Wood Street is close by for Overground services, as well as its colourful Indoor Market and collection of independent businesses.
- Lloyd Park and the William Morris Gallery are within easy reach, offering plenty of greenery and culture close to home.
- Walthamstow has a rich mix of independent cafés, restaurants and shops, with plenty more to explore around Wood Street and the wider neighbourhood.

WORD FROM THE OWNER...

"We have lived here for 12 years and have built amazing memories here, so much so that we aren't looking to move out of the area and are keeping our kids at the local school. This was our first home and we hope that another family will love it as much as we do. There is lots of potential to redevelop the kitchen. Our boys have loved having the forest on the doorstep and school just down the road.

We also really love the apple, pear and plum trees growing in our garden - we hope you keep the harvest going!"

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