



Total Area (Excluding Eaves Storage): 99.0 m² ... 1065 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.

Porch / Hall

Reception
10'9" x 12'0"

Reception
10'9" x 11'9"

Kitchen
9'6" x 14'2"

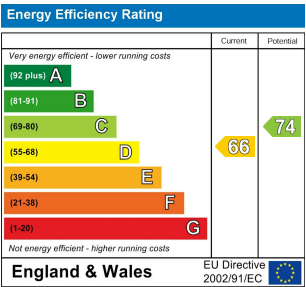
Bathroom
9'6" x 5'8"

Bedroom
14'2" x 12'0"

Bedroom
9'1" x 11'9"

Bedroom
8'9" x 16'4"

Eaves Storage



ACACIA ROAD, WALTHAMSTOW

Offers In Excess Of £725,000 Freehold
3 Bed House - Mid Terrace



Features:

- Three Bedroom Freehold House
- Bay Fronted
- Fitted Wardrobes
- Bespoke Cabinetry
- Garden with Patio and Lawn
- Bright Through Reception
- Extended Loft with En-Suite
- Quiet Road

A bright, beautifully presented three bedroom Victorian house on a quiet Walthamstow street, with a generous garden and plenty of character inside. You're well placed for the neighbourhood's independent favourites, green spaces and transport links, making this an easy part of E17 to settle into.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step through the porch and the ground floor opens into a wonderfully bright through reception. The bay window draws plenty of daylight into the front living area, where bespoke cabinetry provides useful shelving and storage, while pale timber flooring continues into the dining space beyond. From here, the separate kitchen sits at the rear, finished with white cabinetry, open shelving and patterned flooring. A door leads directly out to the garden, where a paved patio gives way to lawn and established planting. The family bathroom is also positioned at the rear of this floor and includes a bath with shower above.

Two bedrooms occupy the first floor. The larger bay-fronted bedroom has fitted wardrobes running along one wall, while the second bedroom is another bright room with exposed floorboards and plenty of space for a desk alongside the bed.

The extended loft creates a generous third bedroom at the top of the house, with skylights bringing in natural light and built-in

storage tucked beneath the eaves. Its ensuite shower room is finished with white metro tiles and patterned flooring. With three distinct levels, a sociable ground floor and a lovely garden outside, there's plenty of flexibility for family life and working from home.

WHAT ELSE?...

-Walthamstow Central is within easy reach for Victoria line and Overground connections, alongside the shops and amenities around central Walthamstow.

-Nearby Hoe Street has plenty to keep you local, from Soho Theatre Walthamstow to independent cafés, pubs and restaurants.

-Lloyd Park and the William Morris Gallery offer a welcome stretch of greenery and culture, with plenty of space for weekends outdoors.



A WORD FROM THE OWNER...

"We have lived in this house for the last 11 years and it will always hold a very special place in our hearts. I love the Victorian features, light flooded open space on the ground floor and high ceilings. It also has potential to extend, creating either a fourth bedroom or a middle floor bathroom, like many of our neighbours have recently done. The garden is a fabulous space to host summer BBQ parties as it retains the sun all afternoon and evening - plants and flowers also easily thrive in this sunny space. From views from the loft room, at the back of the house you can see central London, including the Shard and Canary Wharf and a wonderful spot to watch London party on new Years eve! Location wise you couldn't pick any better in E17 - with St James Park, True Craft, Crate, the Pumphouse, bakeries - as well as the Marshes and Wetlands all on your doorstep (perfect if you enjoy a morning run or bike ride). The house is only a 10 mins walk to access the Weaver Line into Liverpool street or 15 mins walk to the Victoria Line. If you have children of primary school age then you are truly spoilt for choice in terms of outstanding schools within catchment- with St Saviours School just a 200m walk down the road making drop offs and pick ups a breeze."

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