

Ground Floor

First Floor

Total Area: 66.6 m² ... 717 ft²
All measurements are approximate and for display purposes only.

Reception room
15'10" x 13'10"

Kitchen
10'9" x 8'5"

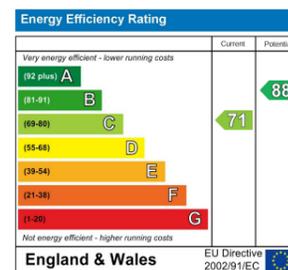
Study
8'2" x 7'8"

Garden
32'9"

Bedroom
13'9" x 10'9"

Bathroom
8'2" x 3'10"

Bedroom
8'3" x 6'9"



WOODLANDS ROAD, WALTHAMSTOW Offers In Excess Of £585,000 Freehold 2 Bed House - Terraced



Features:

- Two Bedrooms
- Victorian Mid Terrace House
- Potential to extend (STPP)
- Private Rear Garden
- First Floor Bathroom
- Freehold
- Walking Distance to Wood Street Station
- Quiet Residential Road

This lovely two-bedroom Victorian mid-terrace home is located in a fantastic spot, where within a ten minute walk you can either be rambling in Epping Forest, enjoying the excellent amenities of the Wood Street neighbourhood or nipping on a speedy train into Central London.

As well as a sizeable private rear garden, it has a first floor bathroom, spotless decor and period features, such as the eye-catching fireplace surround.

REQUEST A VIEWING
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IF YOU LIVED HERE...

With its proximity to sprawling nature, a thriving local community and the cosmopolitan delights of a capital city, you'll love how this home allows you to straddle several wonderful elements of life. What's more, the community around this area is thriving, and several exciting new stores and eateries have popped up amongst the old favourites. There's the wonderfully unique Wood Street Indoor Market, the award-winning taquería Homies on Donkeys, excellent beer shop-cum-bar Clapton Craft and sensational bakery Chocolatine, just to name a few of your local amenities.

You're only six minutes from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the overground, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line. You're also only a 12 minute stroll from the Ravenswood Industrial Estate, which is home to the ever-popular God's Own Junkyard, as well as breweries Wildcard Brewery Tap, Pillars Brewery, Trap, plus gin palace Mother's Ruin.

Back at home though, you'll love your bright and airy reception room with wood floors and that charming fireplace surround. Leading off this space, you'll find a sizeable kitchen with space for dining, and a convenient room at the rear which is currently used as a study, but has

plenty of potential for other uses. Upstairs, you've got two spotless bedrooms with ample room for storage, as well as a smart bathroom with sparkling fittings and spotless tiling.

At the rear, you have a substantial garden, which has plenty of potential, whether you're thinking of adding fauna or storage space. For outdoor inspiration, you're only 10-20 minutes from the wonderful open spaces of Epping Forest, Chestnut Fields and Lloyd Park.

WHAT ELSE?

- Parents will be pleased to know you have plenty of primary/secondary schools, all rated 'Good' or 'Outstanding' by Ofsted, in the area.
- If you want a change of scene from the forest, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority - it's a 14 minute walk from your front door.
- You don't have to travel far to dine in style; Arte e pasta, an Italian sharing plate restaurant with a focus on hand-made pasta, is around half a mile from your home.



A WORD FROM THE OWNERS...

"There is a lovely and supportive family community on our street which we were very sad to leave, when we relocated for work.

There's also an Ofsted 'Outstanding' primary school at the bottom of our road. The cafes, bars and other amenities of Wood Street and the Village are all well within a 10 minute walk. We loved living there, it's so brilliantly located with so much potential to be someone's dream home."

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