

Evelyn Road, E17
Approx. Gross Internal Area 889 Sq Ft - 82.59 Sq M
Approx. Gross Shed Area 19 Sq Ft - 1.77 Sq M



GROUND FLOOR

FIRST FLOOR



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
Date: 5/9/2023

THE STOW BROTHERS

Date: 5/9/2023

- Reception Room
19'1" x 14'11"
- Kitchen
15'1" x 8'11"
- WC
- Bedroom
11'6" x 5'10"
- Bedroom
15'3" x 8'9"
- Bedroom
13'5" x 9'4"
- Bathroom
- Loft
- Front Garden
16'6" x 13'10"
- Garden
approx. 36'1" x 15'7"
- Shed
6'2" x 3'1"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	73
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



EVELYN ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Freehold
3 Bed House



Features:

- Three Bedroom House
- Great Location between Wood Street and Walthamstow Village
- Arranged Over Two Floors
- Private Garden
- Chain Free

A three bedroom modern terrace home in a sweet spot between Walthamstow Village and Wood Street. With nearly 900 square feet of living space ready to make your own, this is a fine find and just a half hour from Liverpool Street door to door.

Sitting well back from your quiet street, here you have the best of both worlds, being a short stroll from two of Walthamstow's most sought after areas. The Village is known for its serenity and style, a world away from central London, while Wood Street has its own special character and Overground station only seven minutes away on foot.

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0203 397 9797



IF YOU LIVED HERE...

Through your porch and inside your hallway you'll find a handy downstairs WC. Opposite is your kitchen, with 120 square feet of space and light grey engineered flooring underfoot. The hallway opens onto your 270 square foot reception room, with open staircase to the right and French doors to the end, along with a large window. Your garden features paving giving way to lawn, and a shed to the right.

Your three bedrooms and shower room are upstairs, with your first bedroom giving you sixty square foot, ideal as a child's room or study. Your principal sleeper overlooks the garden and has close to 140 square feet of space, plus built in storage to one corner. To the front is your third bedroom, another substantial double Your tiled shower room is next door, and the landing gives access to the loft.

Outside and within ten minutes you can be in the heart of Walthamstow Village, enjoying the remarkable character of our old

town with its wealth of modern delights. Even closer, just a third of a mile away is bustling Wood Street, with its unique indoor market. The Overground will take you from here to Liverpool Street in twenty minutes, while the open greenery of Epping Forest is just a ten minute stroll.

WHAT ELSE?

- Schools rated 'Outstanding' nearby include Barclay Primary, Walthamstow School for Girls and St Mary's C of E Primary.
- Your new local is The Castle, nestled in a quiet spot in the Village with a secluded beer garden and delicious menu.
- You're just round the corner from Arte e Pasta, a superb Italian restaurant housed in an airy former gymnasium.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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