



Total Area: 92.1 m<sup>2</sup> ... 991 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Reception 1  
12'7" x 9'5"

Reception 2  
13'4" x 11'11"

Kitchen  
9'4" x 7'8"

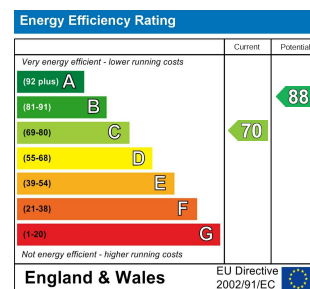
Bedroom 1  
13'5" x 12'5"

Bedroom 2  
9'8" x 7'3"

Bedroom 3  
12'7" x 9'5"

Bathroom  
7'9" x 5'4"

Garden  
75'5"



## CHELTENHAM ROAD, LEYTON

### Offers In Excess Of £625,000 Freehold 3 Bed House



#### Features:

- Three Bedroom House
- Freehold
- Arranged Over Two Floors
- Beautifully Presented
- Lovely Private Garden
- Family Bathroom on First Floor
- Chain Free

A classic brick fronted three bedroom family terrace, with a large through lounge to the front and huge private garden to the rear. It's all enviably located, with both Walthamstow Central station and Epping Forest within walking distance.

With your loft space so far unexplored, you have scope here to follow your neighbours' lead and add your own whole new storey (subject to the usual permissions).

REQUEST A VIEWING  
0203 397 9797

**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

STOWBROTHERS.COM  
@STOWBROTHERS



**IF YOU LIVED HERE...**

You'll be welcoming friends and family into your 250 square foot through lounge, subtly segmented by an archway with an exposed brick hearth to the front, blonde hardwood running underfoot throughout and pristine white walls. Natural light streams in from front and back, where patio doors frame views of that impressive rear garden. It's quite the outside space, with a raised patio and path leading to an impressive length of lawn, flanked by timber fencing and foliage. There's even direct access via a gate to the front (handy for bike storage).

Back inside, your kitchen's dressed in smart pine cabinets and slate grey hardwearing slate grey ceramic floor tiles. Upstairs, your principal bedroom to the front is a handsomely carpeted, 150 square foot double, while to the rear sleeper number two features hardwood floors and clean white lines. Your third bedroom, a generous single, completes the sleeping arrangements, while your family bathroom is a pristine white affair with shower over the teardrop shaped tub.

Outside and it's a little over half a mile on foot to the peaceful streets of sought after Walthamstow Village. Here you'll find an enviable range of diverse dining establishments, from the cosy fires and classic gastropub menu at The Castle, to the delicious small plates at Orford Tapas. Sunday Jazz at The Nag's Head and artisanal gin-based hedonism at Mother's Ruin are also within easy reach, if you fancy something a bit more esoteric. A little exploration will reveal plenty of other new favourites.

**WHAT ELSE?**

- Walthamstow Central station is around twenty minutes on foot, and will get you directly to Liverpool Street and Oxford Circus just as quickly.
- Local schools are chiefly excellent, with seven 'Outstanding' primary/secondaries all less than a mile away on foot. The 'Outstanding' Barclay Primary is less than ten minutes walk.
- If it's nature you're craving, the wide open green and blue spaces of Epping Forest and Hollow Ponds are just a twenty minute walk or five minute bike ride from your new front door.



**A WORD FROM THE OWNER...**

"I have lived in the house for approx 20 years and it is a nice quiet friendly place to bring up children. Really friendly and helpful neighbours too."

**REQUEST A VIEWING**  
0203 397 9797

**FOLLOW US → @STOWBROTHERS**  
**STOWBROTHERS.COM**