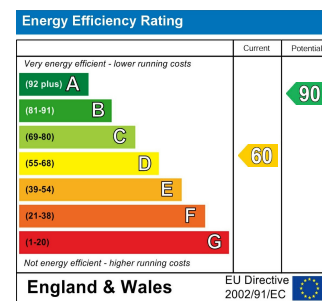


Total Area: 66.7 m<sup>2</sup> ... 718 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



## PARKSTONE ROAD, WALTHAMSTOW

### Offers In Excess Of £575,000 Freehold

### 3 Bed House



#### Features:

- Three Bedroom House
- Arranged Over Two Floors
- Wood Street Location
- Moments Away from Wood Street Station
- Private Garden

A bright and characterful three bedroom family terrace, with large through lounge and private rear garden. It's all located just off our thriving Wood Street neighbourhood, and less than a half mile on foot from Wood Street overground station.

You're also handy for E17's latest landmark, Fellowship Square, with regular showcases, markets and other events among the landscaped water features.

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**  
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0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

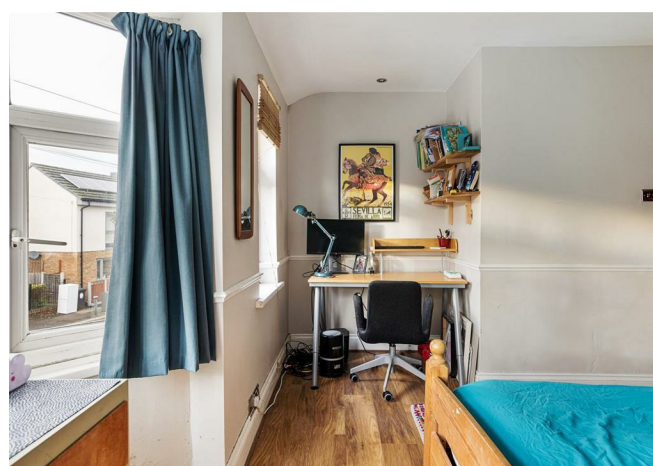
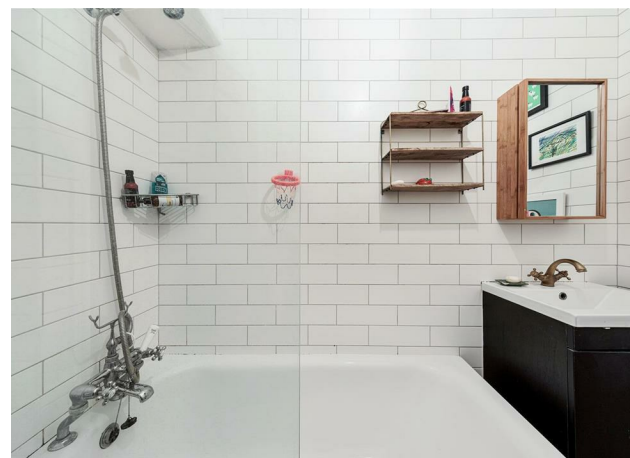
**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

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#### IF YOU LIVED HERE...

You'll be welcoming friends and family into your open plan ground floor, with clear sightlines from the bay window at the front to your garden at the back. Your twenty one foot deep lounge features dark engineered hardwood flooring underfoot, an ornate vintage hearth and mantel, and original mouldings overhead. Your kitchen's a bright, colourful affair in royal blue with timber tones and a charming rustic splashback.

You can step out into the garden from here, a spacious split of patio and lawn, with timber fencing and a handy shed. Back inside and your family bathroom is immaculately tiled from top to toe in pristine white letterboxes. Upstairs, and your principal bedroom to the front is a sizeable double of 165 square feet, with rich dark hardwood flooring and heaps of natural light. Two more characterful sleepers to the rear complete things in style.

Outside and, as noted. Wood Street is on your doorstep, just a couple of minutes on foot from your new front door. Here you'll find an ever increasing range of cafes, bars and restaurants, including the much loved Wood Street Bakery, sure to become a

favourite part of your new day. The famous Wood Street market is great for vintage finds, and The Duke does a mean Sunday Roast. Finally Epping Forest and Hollow Ponds are just twenty minutes walk away anytime you want to lose yourself in nature.

#### WHAT ELSE?

- Wood Street overground is less than ten minutes away on foot and will get you directly to Liverpool Street in twenty, for a straight City commute of just a half hour, door to door. Alternatively ride one stop for Walthamstow Central and the Victoria line.
- Local schools are chiefly excellent, with two primaries and one secondary rated 'Outstanding' all less than a twenty minute walk. A further fifteen are deemed 'Good', and just as close.
- Walthamstow Village is just over a half mile on foot, and well worth the stroll of a weekend for some of the finest wine and dining establishments for miles around.



#### A WORD FROM THE OWNER...

"17 Parkstone has one of, if not the best locations in Walthamstow, in the heart of Wood Street. Our kids school, nursery is literally on the end of the street. Also, the new bakery, and lovely Sardinian and Lebanese restaurant and our local pub, are just a few moments away. Within a 10 minute walk, you can be in Epping and we have enjoyed lots of walks in the forest, around Hollow Ponds, up to the village and more. There is so much going on and such a unique community...."

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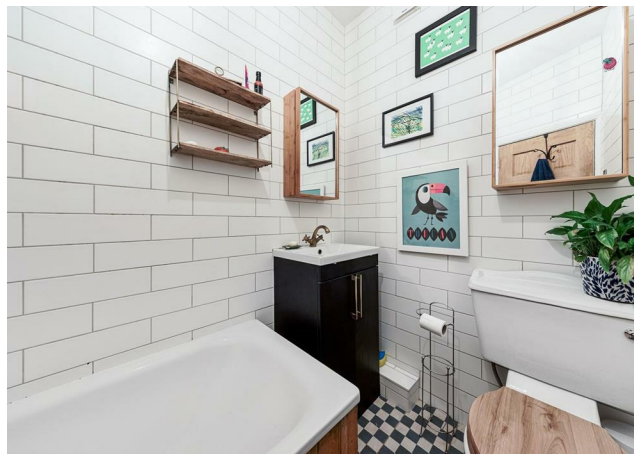




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**Reception**  
21'0" x 10'0"

**Kitchen**  
13'9" x 7'0"

**Bathroom**  
7'4" x 4'9"

**Bedroom 1**  
15'1" x 11'3"

**Bedroom 2**  
9'4" x 7'10"

**Bedroom 3**  
6'11" x 6'5"

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