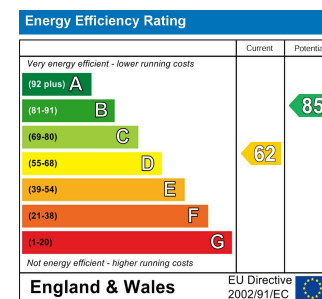
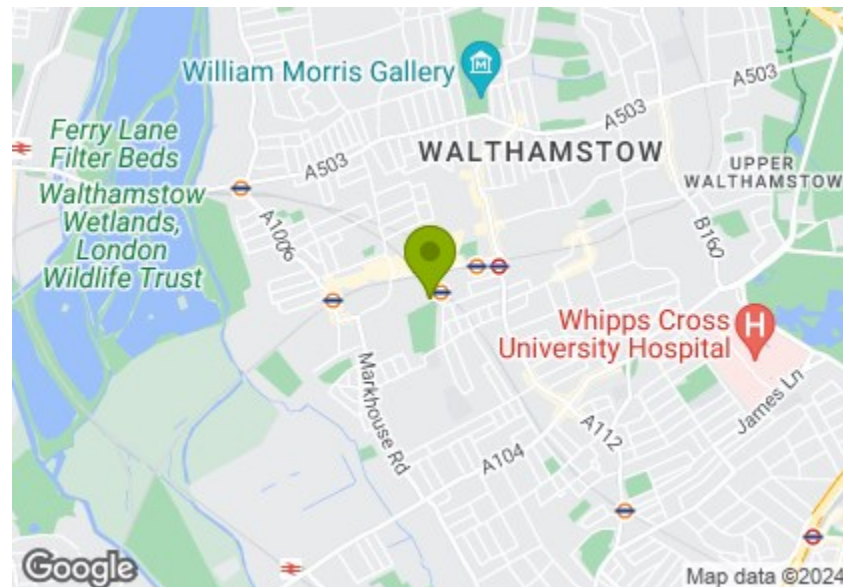




Total Area: 82.2 m<sup>2</sup> ... 885 ft<sup>2</sup>

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.



## EXMOUTH ROAD, WALTHAMSTOW

### Offers In Excess Of £700,000 Freehold 2 Bed House - Terraced



#### Features:

- Two Bedroom
- Victorian House
- Potential to extend (stpp)
- Chain-free
- Moments from Walthamstow Queens Road Station
- Family Bathroom
- Well Presented

A beautifully presented, perfectly placed, two bedroom family terrace. You've a wealth of sociable space as well as plenty of potential for further development, all enviably sat on a peaceful no through road backing onto tranquil greenery.

With your loft space so far unexplored, you have scope to follow your neighbours' lead and add your own whole new storey (subject to the usual permissions), making this a peacefully situated home that can grow with the needs of you and yours.

**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**  
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### IF YOU LIVED HERE...

First among a whole host of highlights will be your 250 square foot, dual aspect through lounge. In here you have vintage floorboards painted a deep smoky grey running underfoot, bistro shutters on the large bay window and an imposing, ornate original hearth. A splendid spot for welcoming guests. Double patio doors open onto your courtyard garden – a handsome and secluded stretch of patio flanked with thriving greenery and backing onto nothing but a clear skyline.

Back inside and your kitchen completes the ground floor, artfully appointed with vintage geometric tiles underfoot, facing flanks of cabinets finished in charcoal and brass, timber worktops and a Belfast sink. Upstairs, via the gorgeous timber staircase, and your family bathroom's especially impressive – skylit with a freestanding clawfoot tub and dedicated rainfall shower cubicle. To the front your 140 square foot principal bedroom is a stately affair in royal blue, while your final sleeper to the rear is home to a wealth of floor to ceiling storage.

Outside, Walthamstow Central station is just five minutes on foot

from your new front door, with direct twenty minute runs to Oxford Circus and Liverpool Street putting both the West End and the City less than half hour away door-to-door. All this and despite your tranquil location, the peaceful, part-pedestrianised streets of Walthamstow Village are barely half a mile on foot and home to our renowned range of independent, diverse wining and dining establishments.

### WHAT ELSE?

- You're spoilt for choice when it comes to picking a new local, but you can't go wrong at The Queen's Arms, a classic Village gastropub with fine wines, real ales and a delicious, varied menu.
- Leyton Midland overground station is just a handful of footsteps from your new front door, for the Gospel to Barking Riverside line. It's your direct line to the river Thames.
- Parents will be pleased to find four 'Outstanding' primary schools and one 'Outstanding' secondary school less than twenty minutes away on foot. A further nineteen 'Good' schools are just as close.



### 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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**Reception**  
11'3" x 24'2"

**Bathroom**  
8'9" x 10'2"

**Kitchen / Diner**  
8'6" x 17'4"

**Garden**  
approx. 25'3" x 14'5"

**Bedroom**  
13'9" x 10'3"

**Bedroom**  
8'8" x 11'10"



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