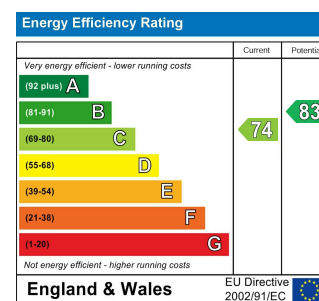


Livingstone Road, E17



Total Area: 135.2 m² ... 1455 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only



LIVINGSTONE ROAD, WALTHAMSTOW

Offers In Excess Of £950,000 Freehold

4 Bed House - Terraced



Features:

- Four Bedroom House
- Three Bathrooms and Ground Floor WC
- Arranged Over Three Floors
- Thoroughly Renovated
- Beautifully Presented
- Private Garden
- Chain Free

An utterly immaculate, beautifully appointed four bedroom Victorian mid terrace spanning three storeys, with landscaped rear garden, en suite principal bedroom and 1455 square feet of space. Plus you're mere moments from Walthamstow Village.

Orford Road (Walthamstow's original high street) and Sernhall Street in particular are home to a superlative array of places to meet, cuisines to sample and cultural spots to soak up. Walthamstow itself is handy too, you can even jump on a bus from Hoe Street to get to central Walthamstow in less than eight minutes door-to-door.

REQUEST A VIEWING
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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

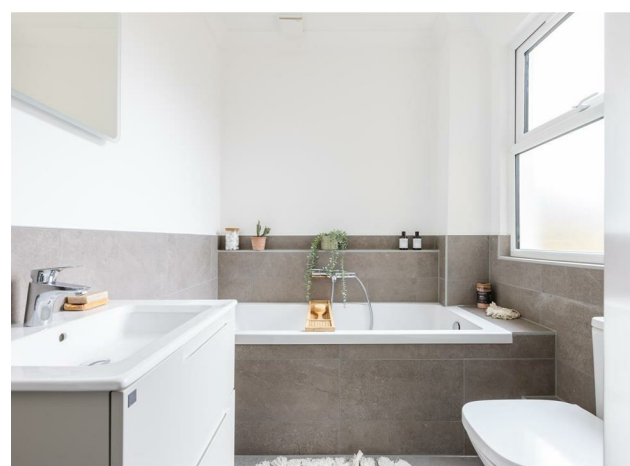
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

You'll be enjoying a wealth of sociable areas perfectly placed across the ground floor. First there's your lounge – an impeccable bay-windowed space with a cast iron fireplace and 210 square feet to spread out in. Refined oak flooring and a view over your leafy street await in here. Then, next door, the dining area sits under a quartet of skylights, and the kitchen area's warm grey units and fully integrated appliances mean you'll definitely want to pull up a chair to that breakfast bar. Then, to the rear is an inviting snug with a skylight overhead.

Step into your courtyard garden (via floor to ceiling, bi-folding doors) and there's yet more pristine space to stretch out in. A perfect patio leads up past raised brick beds to a seating spot draped with foliage, deliciously private in its high and slatted timber fencing surround. Head back inside and check out your handy utility room off the kitchen, plus the sublime WC, before padding up the stairwell to explore the first floor.

Up here your 140 square foot principal bedroom is home to a casement bay window bathing your sleeper in swathes of natural light, cosy carpet and a charming en suite shower room. Bedroom two's another double and comes with built-in storage and a garden view. The family bathroom is as zen as it gets. With a tub, separate rainfall shower and floating sink, it's a bona fide solace.

Lastly, head up to the second storey for two more sublimely appointed sleepers, and another sleek shower room.

Outside and Walthamstow Central station is eight minutes on a bus (or a fourteen minute stroll) away for the smoothest of rides straight into the heart of London in fewer than twenty minutes, courtesy of the Victoria line. You can join the Overground for the Gospel Oak to Barking Riverside line here, or head to Leyton Midland Road station instead – it's just as close. Even closer to home, ten bus routes serve Hoe Street, so you're well connected here.

WHAT ELSE?

- Leyton Flats sit a sixteen minute stroll or five minute cycle away. From here you can wander north or south for endless miles. A sublime space to get your nature hit.
- This abode has no onward chain, so you're free to move in as soon as it suits.
- Eight schools nearby are rated 'Outstanding', including Barclay Primary, Walthamstow School for Girls and St. Mary's Primary.



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

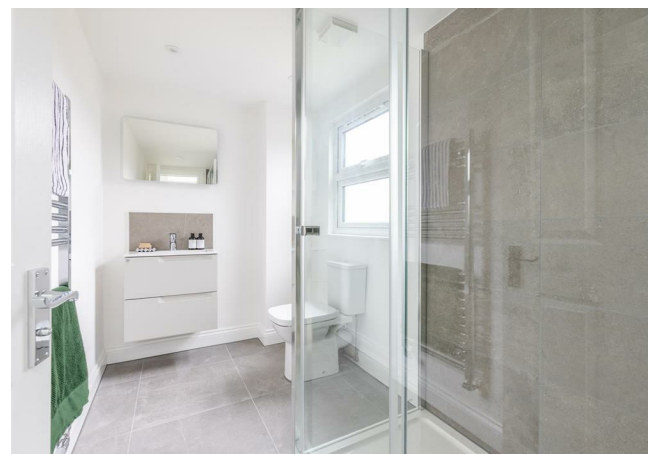
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Reception Room
11'3" x 18'3"

Utility Room
5'10" x 5'4"

WC

Kitchen / Diner
13'11" x 22'0"

Bedroom
14'11" x 10'10"

Ensuite
9'7" x 3'11"

Bathroom
9'6" x 6'3"

Bedroom
9'1" x 9'9"

Bedroom
13'6" x 12'2"

Bathroom
9'0" x 5'5"

Bedroom
8'7" x 8'10"

Garden
approx. 26'10"

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