

Total Area: 99.2 m<sup>2</sup> ... 1068 ft<sup>2</sup> (excluding garage)

#### Reception Room 12'8" x 12'5"

Reception Room 10'9" x 9'9"

Kitchen / Diner 18'2" x 9'1"

Bedroom 15'3" x 12'8"

Bedroom 10'9" x 9'8"

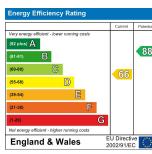
Bathroom

Bedroom 10'8" x 9'3"

Garden 34'5"

Garage 13'0" x 7'11"





#### E11, E7, E12 & E15

hello11@stowbrothers.com 0203 397 2222

### E4 & N17

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#### E17 & E10

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#### E8, E9, E5, N16, E3 & E2

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## THE STOW **BROTHERS**

→ SALES LETTINGS **NEW HOMES** INVESTMENT & DEVELOPMENT



### OAKFIELD ROAD, WALTHAMSTOW Offers In Excess Of £650,000 Freehold 3 Bed House - End Terrace



#### Features:

- Three Bedrooms
- Victorian End of Terrace
- Immaculately Presented
- Kitchen Diner
- Private Rear Garden
- Walking Distance to Blackhorse Road Station

An utterly splendid three bedroom end of terrace in up and coming Higham Hill, a peaceful residential neighbourhood within easy reach of so much that makes our borough so special. Immaculately finished throughout, this is a fine family find.

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

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#### IF YOU LIVED HERE...

Step inside and your dual aspect through lounge is immediately on your left, twenty four feet deep and artfully segmented by a modest archway. Rich dark engineered hardwood flows underfoot, contrasting with pristine white walls making the most of the natural light. Your kitchen/diner's a generous 180 square feet, with a wealth of sleek white cabinets, home to integrated appliances, timber worktops, and a Dublin sink.

Step out from here into your rear courtyard, a substantial, zero-maintenance courtyard, just waiting for some timber seating and a scattering of pots to be transformed into a lush outdoor solace. Upstairs all three immaculate bedrooms feature glossy blonde hardwood floors, all substantial doubles, your principal sleeper comes in at an impressive 180 square feet with generous floor to ceiling wardrobes. Finally your family bathroom's a striking boutique affair in metro tilework, onyx trim and soft peach pink cabinets.

Outside and Blackhorse Road station is around a fifteen minute stroll or five minute cycle, and from here it's just fifteen minutes to Kings Cross via the Victoria line. You have a secure bike hanger right outside, so cyclists can take

advantage of Waltham Forest's growing network of secure cycleways. Between you and the station you have the Blackhorse Beer Mile, a series of independent taprooms, breweries and beer gardens along Blackhorse Lane. Craft beer fans will be in heaven, while families will love the community vibes at Big Penny Social.

#### WHAT ELSE?

- Your private garage sits at the end of your garden, opening directly onto Claremont Road and offering intriguing potential for further development. Drivers can be on the North Circular in around ten minutes.
- Parents will be pleased to find twenty primary/secondaries all less than a twenty minute stroll away, and all rated 'Outstanding' or 'Good' by Ofsted.
- The open green spaces and landscaped gardens of Lloyd Park are just a half mile on foot. Here you'll find cafes, courts, an outdoor gym, sports clubs and classes and of course the famous William Morris Gallery.



#### 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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