



Total Area: 99.2 m² ... 1068 ft² (excluding garage)
All measurements are approximate and for display purposes only.

- 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"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

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...

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

REQUEST A VIEWING
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM