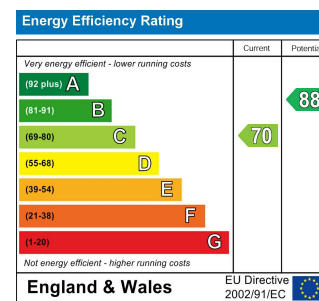
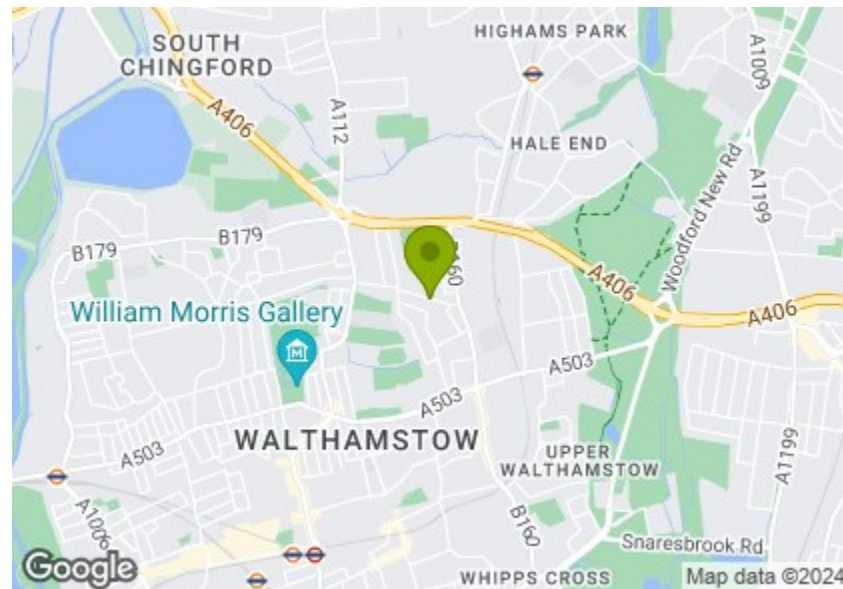


Total Area: 82.8 m² ... 891 ft²
All measurements are approximate and for display purposes only.



NORTHBANK ROAD, WALTHAMSTOW

Offers In Excess Of £650,000 Freehold

3 Bed House - Mid Terrace



Features:

- Three Bedrooms
- Open Plan Kitchen / Living Area
- 45ft Rear Garden
- Chapel end location
- Victorian Double fronted
- Beautifully Presented

A brilliantly conceived, artfully arranged and utterly inspired three bedroom family home, with entirely open plan, double fronted ground floor. It's all perfectly positioned too, with both Lloyd Park and Wood Street within easy reach.

You have a wonderfully secluded rear garden, where a gravelled area runs between timber fencing and greenery through to a handy patio, home to a shed and plenty of other handy secure storage.

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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
hello18@stowbrothers.com
0203 369 1818

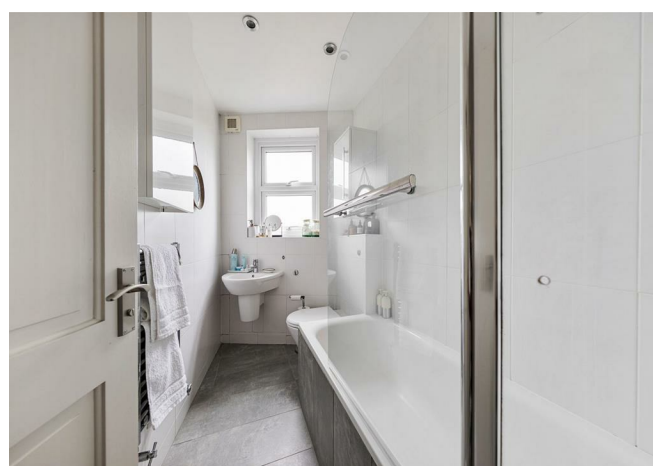
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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IF YOU LIVED HERE...

You and yours will be stretching out in the splendid open plan ground floor, totalling more than 450 square feet in all. Twin bay windows bathe the lounge area in natural light, and blonde hardwood flooring runs underfoot. Your kitchen area's artfully zoned by a timber-topped chef's island and breakfast bar, behind which sits a suite of glossy white cabinets and metro tiled splashbacks.

Head up the open plan timber staircase, and your principal bedroom's a handsome 150 square foot, with a smoky grey paintjob up to the picture rail and a corner set of floor to ceiling wardrobes. Next door bedroom two features rich dark original floorboards and a lovely green garden view, while bedroom three, yet another double, is currently in use as a study. Finally your bathroom's artfully appointed in smoky grey and white, with a shower over the tub.

Outside and, as noted, Wood Street's just the shortest of strolls, around ten minutes on foot for an ever evolving array of cafes, gastropubs and restaurants. Check out the Wood Street Bakery for

fresh baked treats and the delicious burgers at The Duke. Even closer to home you have the much-loved Ruttle & Rowe, less than five minutes on foot and a real Chapel End institution, it's been a celebrated small batch coffee roaster since 2017.

WHAT ELSE?

- Wood Street station is a twenty minute walk or five minute bike ride, and will get you directly to Liverpool Street in twenty minutes. Alternatively, ride just one stop for Walthamstow Central and a quick swap to the Victoria line.

- The multi million pound sports facilities of the Waltham Forest Feel Good Centre are just a ten minute walk away. Here you'll find an Olympic pool, state of the art gym, climbing wall, spa, and much, much more. Whatever your sport of choice you're well catered for here.

- Parents will be pleased to find four 'Outstanding' and twenty 'Good' primary and secondary schools all less than twenty minutes away on foot. For early years, Role 2 Play, a fantastic educational play centre, is just five minutes around the corner.



A WORD FROM THE OWNER...

"We've loved living in this house, well positioned for both convenience and leisure. Our home's open plan layout creates a great flow that's perfect for entertaining, but is cosy on cold days. Just across the road, the children's park offers a space for play just steps from our front door. Football enthusiasts will appreciate being near the Walthamstow Football Club, while nature lovers can take advantage of beautiful walks in Epping Forest. A short stroll away, Lloyd Park is a lovely spot to spend time with its café and popular farmers market. For the best coffee, our local café on the next street has you covered. Wood Street is nearby too, bustling with great local businesses. Moreover, we're part of a friendly street community with an active WhatsApp group—neighbours here are always ready to lend a hand. We hope this house brings as much happiness to its new owners as it has to us."

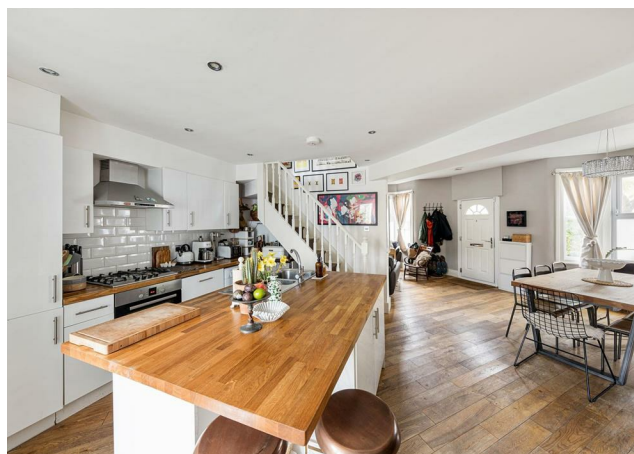
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Kitchen / Breakfast Room

16'0" x 13'2"

Bedroom

12'7" x 8'11"

Reception Room

22'10" x 10'2"

Bathroom

Garden

65'7"

Bedroom

14'7" x 12'0"

Bedroom

11'1" x 10'4"



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