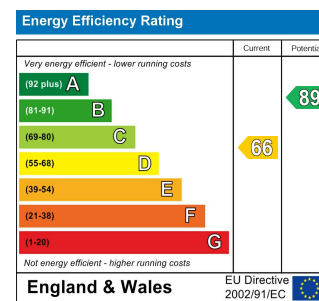




Total Area: 96.9 m<sup>2</sup> ... 1043 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



## SHAKESPEARE ROAD, WALTHAMSTOW

### Offers In Excess Of £775,000 Freehold

### 4 Bed House - Terraced



#### Features:

- Four Bedrooms
- Arranged Over Three Floors
- Short walk to Blackhorse Road Station
- Kitchen-Diner
- Well Presented
- Close proximity to Walthamstow Wetlands

This classic Victorian terraced property has been fully refurbished and extended to create a four bedroom property with 1,043 square feet of living space. Located a stone's throw from Blackhorse Road, it's at the heart of the popular Higham Hill neighbourhood, close to lots of local shops and parks, and the station.

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0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

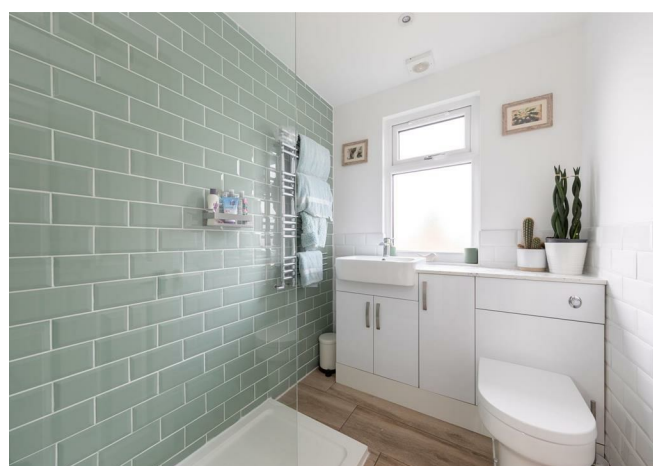
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#### IF YOU LIVED HERE...

You'd be happy to come home to this impressive house, with its distinctive exterior and contemporary interior. It's evident from the outside that this is no ordinary house and stepping inside you'll find a thoroughly modern house that has been thoughtfully renovated and tastefully decorated.

The ground floor has two living spaces, a traditional front living room (with sunny south-facing windows, and original cornicing and an ornate ceiling rose) and a large rear kitchen/dining room. These two rooms are connected by a large opening with bespoke wood sliding doors, so the whole ground floor can be used as a huge single space, amazing for entertaining. The open-plan kitchen/diner is the hub of this home; it's a large, airy L-shaped room with a well-designed kitchen and breakfast bar, bespoke under stairs storage cupboards, and ample space for a large dining table. Contemporary two-tone wall and floor handleless cabinets are complemented by a wood worktop and metro-tiled splashback, and there's lots of light from a window above the sink with garden views and bifold doors that open onto the decked garden terrace.

There are three bedrooms on the first floor, two doubles and a single. The largest is at the rear with lovely garden views, next to the main bathroom. This is fully tiled and has a contemporary white suite with a bath and overhead rainfall shower, a heated towel rail, and opening windows. The second double room and the third single bedroom at the front of the house are both currently as workspaces/guest rooms. The stunning top floor loft suite is flooded with natural light from three Velux roof lights, two of

which are in the bedroom. Measuring 16'8" by 8'7" with additional eaves storage space and built-in wardrobes, this serene space has great rooftop and garden views from double-glazed doors that open onto a Juliet balcony. Also on this floor is a delightful shower room with a sage green metro-tiled wall, a walk-in shower, a fitted washbasin/WC console with storage, and an opening window. The 36ft landscaped garden has a decked terrace adjacent to the house and a garden shed at the end, in between there's a central lawn with a path, built-in bench seating, and planted borders. The whole space has the feel of an outdoor room, and a valuable addition to the living space inside.

#### WHAT ELSE?

-You're at the heart of the friendly Higham Hill neighbourhood, with popular Blackhorse Road a mere minute away at the end of your street, with its wide range of independent shops, cafes and restaurants, and its popular 'Beer Mile' of local micro-breweries and taprooms.

-It's just a ten minute walk to Blackhorse Road station which has fast Victoria Line journeys into central London.

-There's plenty of green space within easy walking distance. It's a five minute walk to Higham Hill Park with its playground, sports pitches, tennis courts, and thriving community café, ten minutes to Walthamstow Wetlands nature reserve, and 15 minutes to lovely Lloyd Park with its landscaped gardens, cafes, sports courts, and the William Morris Gallery.



#### A WORD FROM THE OWNERS...

"We've loved our time at Shakespeare Road and have invested a lot of time and effort in making it a wonderful place to live. We love waking up in our loft bedroom, having a cup of tea and watching the wildlife from the Juliet balcony. We have lovely neighbours nearby and often enjoy the pub quiz at the local breweries or the 'Tavern on the Hill'. Higham Hill Park is perfect for a morning dog walk and the playground provides entertainment for our son, and the Walthamstow Wetlands for a serene wander is only 5 minutes away. Sunday brunch at Wood Street coffee at the Blackhorse Workshop has become something of a tradition for us and well recommended. Our son has spent the first year of his life here and there's lots to keep children (and parents) entertained whatever the age. We will miss living here sorely!"

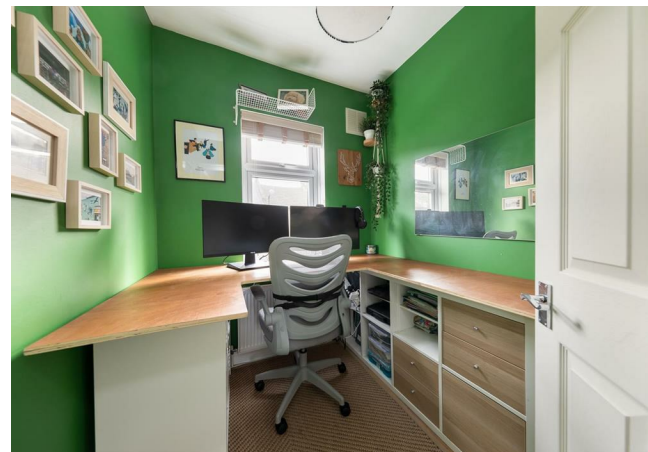
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**Reception room**  
12'0" x 10'0"

**Bathroom**  
6'11" x 5'10"

**Kitchen/Reception room**  
15'1" x 12'0"

**Bedroom**  
16'7" x 8'7"

**Bedroom**  
6'11" x 6'0"

**Eaves storage**  
14'11" x 3'10"

**Bedroom**  
10'0" x 9'3"

**Shower room**  
6'7" x 5'5"

**Bedroom**  
12'1" x 9'3"

**Garden**  
36'1"



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