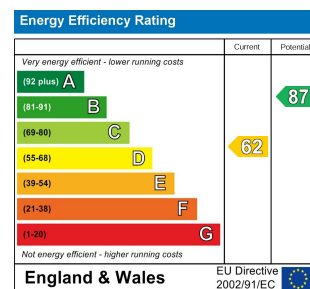


Total Area: 83.1 m<sup>2</sup> ... 895 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

- Reception Room  
10'3" x 23'4"
- Utility Room  
5'2" x 11'4"
- Kitchen  
10'3" x 7'3"
- Bedroom  
5'4" x 7'10"
- Bedroom  
10'5" x 11'6"
- Bedroom  
10'5" x 11'4"
- Bathroom  
5'5" x 7'3"
- Garden  
approx. 27'10"



## THORPE CRESCENT, WALTHAMSTOW Offers In Excess Of £700,000 Freehold 3 Bed House - Terraced



### Features:

- Three Bedroom Terrace
- Ex-Warner Terrace
- Popular Lloyd Park Location
- Fitted Kitchen
- Separate Utility Room
- First Floor Bathroom

A sublimely appointed three bedroom, ex-Warner terrace just moments from our beloved green gem of Lloyd Park . Flawlessly finished in stately style throughout, vintage features abound and you have a charming secluded garden to the rear.

You're on a peaceful, residential turning here, but with both Hoe Street and Blackhorse Road still within easy walking distance, you have easy access to restaurants, cafes and gastropubs galore.

REQUEST A VIEWING  
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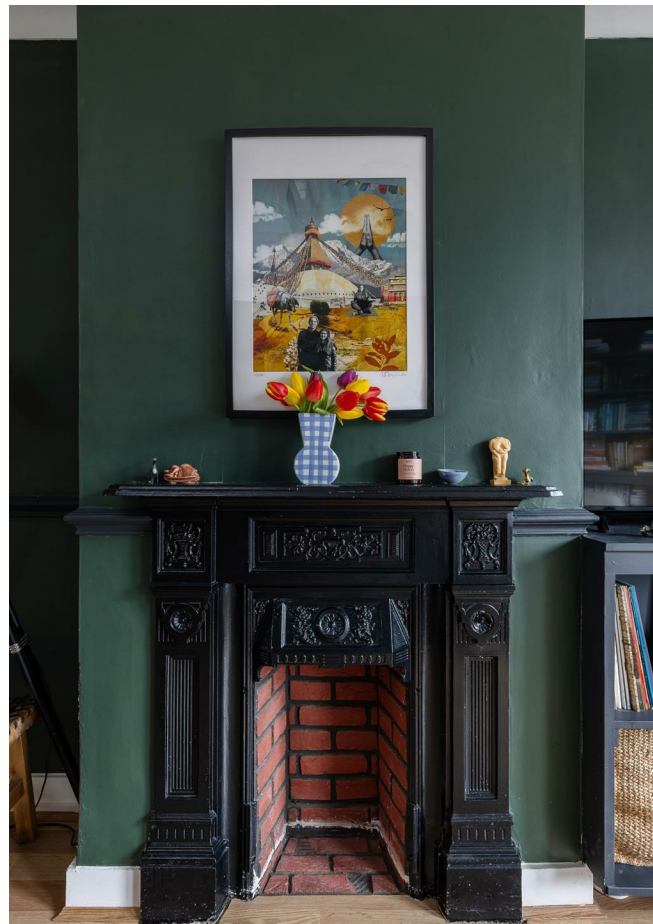
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#### IF YOU LIVED HERE...

Star of the show will be your glorious open plan ground floor. Your through reception totals well over 220 square feet in its own right, with pale blonde hardwood underfoot. The stately forest green colour scheme to the front gives way to soft sand as you reach the dining area to the rear, with a pair of ebony vintage hearths highlighting the property's heritage. On the left, a pair of double internal doors open up to a handy utility room, almost a second kitchen and perfect for laundry.

Your kitchen's laid open to your through lounge via a large archway. In here, flanks of soft cream cabinets face each other across smoky grey floor tiling. Timber worktops, twin integrated ovens and a Dublin sink complete the effect, and those twin patio doors can be thrown open to bring the outside in. Out here you have a neat, secluded lawn with raised railway sleeper beds, thriving screening greenery and a handy shed.

Upstairs you have lovely original timber floorboards underfoot and your principal bedroom, a 120 square foot double, features another bay window and a generous rank of forest green, floor to ceiling integrated storage with brass

trim. Bedroom two, to the rear, is another double currently in use as a superb home office while bedroom three, a softly carpeted generous single, is ideal for a child. Finally your family bathroom completes things in glorious vintage style, with metro tiling from tub to ceiling, royal blue accents and a rainfall shower over the tub.

#### WHAT ELSE?

- Lloyd Park is less than five minutes away, for landscaped gardens, open green spaces, cafes, courts an outdoor gym and a huge range of sports clubs and classes. Just ten minutes across the park is the Waltham Forest Feel Good Centre, with multimillion pound sports facilities including an Olympic pool and climbing walls. Life changing spots to have on your doorstep.
- Walthamstow Montessori School is just a minute away, right around the corner. You have a further twenty five primary/secondary schools, all less than a mile away on foot and all rated 'Outstanding' or 'Good' by Ofsted.
- Walthamstow Central station is a twenty five minute walk or ten minute cycle. From here it's just twenty minutes direct to Liverpool Street or Oxford Circus.



#### A WORD FROM THE OWNER...

"Thorpe Crescent is a quiet, green oasis. We love that there is no traffic and we can hear the birds singing in the morning. There is a warm community spirit, we know most of our neighbours - one even has a sewing studio where I learnt to make clothes! Being so close to LLOYD Park has been a joy. We can be found there walking our dog most days, bumping into people we know and enjoying the food market at the weekend. The location is fantastic, only a stroll away from the village, Blackhorse Rd breweries and the Wetlands. We're going to miss it."

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