



LYNE CRESCENT, WALTHAMSTOW

Offers In Excess Of £625,000 Freehold 3 Bed House



Features:

- Two Bedrooms
- Short Walk to Lloyd Park
- Extended Kitchen
- Brick Fronted
- Mid Terrace

A charmingly spacious, two bedroom, brick fronted family home, with three bathrooms twin receptions, huge skylit kitchen/diner, private garden and study. The landscaped gardens and open greenery of Lloyd Park are just five minutes on foot.

In your leafy, private rear garden you'll find your garden studio, home to a double bedroom and shower room with WC. Potentially a perfectly independent, multigenerational, living space.

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
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0203 325 7227

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IF YOU LIVED HERE...

Stepping through your hallway and into your first sizeable reception room you'll notice the huge, bright, bay window seat and vintage fireplace with mantel. Smooth, blonde, hardwood continues underfoot in your second reception, which also has its own ornamental, classic hearth and mantel. Your ground floor continues with a shower room and a sizeable study, the wonderfully arranged kitchen and diner sit to the rear.

From your Rangemaster oven, to your Belfast sink and chef's island, this well-furnished and luxurious space basks in natural light from the two enormous skywells overhead and the concertina patio doors to the rear. To the rear, as noted you have that splendid garden and studio, while upstairs you'll find three generous bedrooms, two featuring vintage pewter fireplaces and mantels. Your family bathroom has patchwork, splashback tiling and a rainfall shower over the tub.

Outside and take a stroll across the park for the multi-million sports development of the Waltham Forest Feel Good Centre, with a range of exciting facilities and activities available such as

climbing, ice skating, swimming and a state of the art gym. After all that hard work, why not treat yourself to a craft ale in the Hackney Brewery, just off Blackhorse Lane? If you fancy sampling more than one artisanal ale, there are a number of independent taprooms and micropubs to visit down this stretch of road, known as the Blackhorse Beer Mile.

WHAT ELSE?

- You'll have excellent bus links from nearby Billet Road, making Blackhorse Road a seventeen minute journey from door to station. You can then connect with the Victoria line or the Barking Riverside to Gospel Oak overground.

- If you're looking to escape into nature for a while, the Lockwood Way entrance to the beautiful Walthamstow Wetlands is only a twenty minute walk from your door.

- Parents will be delighted to know that there are eighteen primary and secondary schools in the local area that have been rated 'Good' or 'Outstanding' by Ofsted.



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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Reception Room
11'6" x 8'6"

Bedroom
10'11" x 10'11"

Reception Room
11'8" x 13'3"

Bedroom
14'3" x 10'11"

Kitchen
17'1" x 8'11"

Bathroom
5'6" x 7'4"

Study
8'8" x 7'2"

Garden Studio
12'3" x 7'9"

Bathroom

Shower Room
4'3" x 4'4"

Bedroom
8'11" x 7'1"

Garden
approx. 49'2"



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