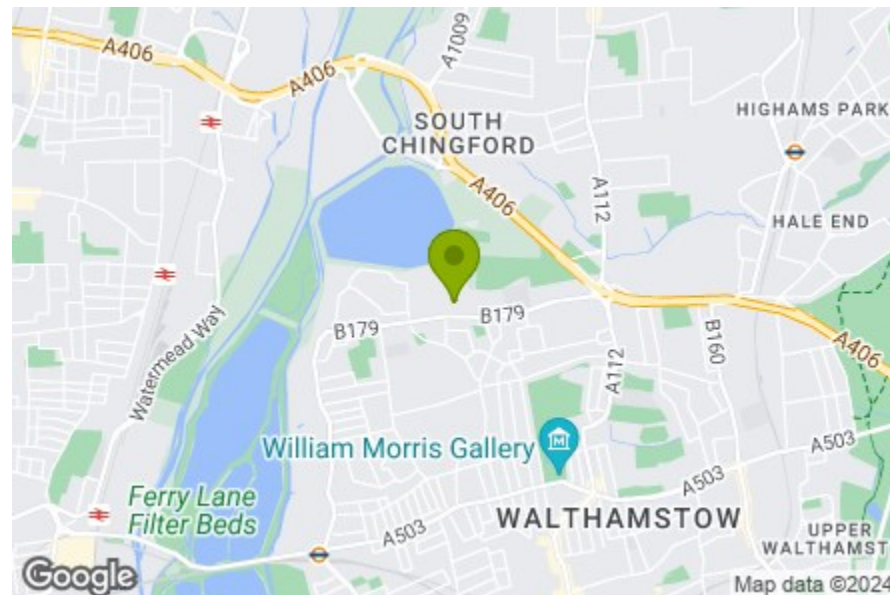




Total Area: 76.2 m<sup>2</sup> ... 820 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Porch
- Reception  
9'10" x 11'5"
- Reception  
14'2" x 10'6"
- Storage
- Kitchen  
8'9" x 9'6"
- Bathroom  
8'10" x 5'4"
- Bedroom  
14'1" x 9'5"
- Bedroom  
6'8" x 13'6"
- Bedroom  
6'11" x 8'2"
- Garden  
approx. 15'1" x 30'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## KIMBERLEY ROAD, WALTHAMSTOW

### Offers In Excess Of £525,000 Freehold 3 Bed House - Mid Terrace



#### Features:

- Terraced House
- Three bedroom
- Two Reception
- Ground Floor Bathroom
- Rear Garden

A three bedroom, twin reception family terrace with generous rear garden and heaps of potential to extend. Sat on a peaceful residential street in Upper Walthamstow, you have that lovely blend of leafy surroundings and unique amenities.

With your loft space so far unexplored, you have plenty of scope to develop your new home further, potentially adding a whole new storey as some of your neighbours have done (subject to the usual permissions).

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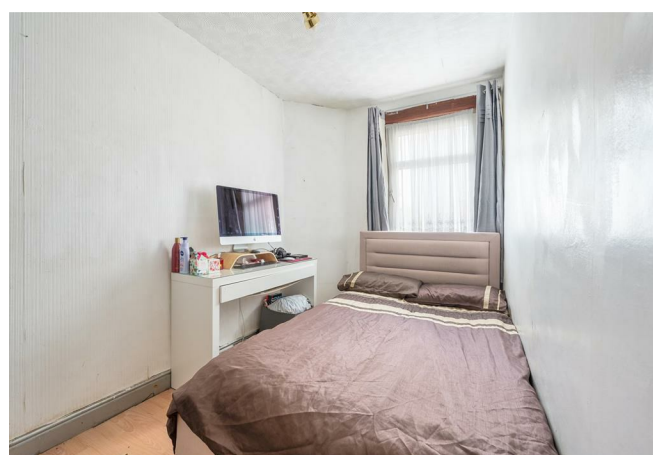
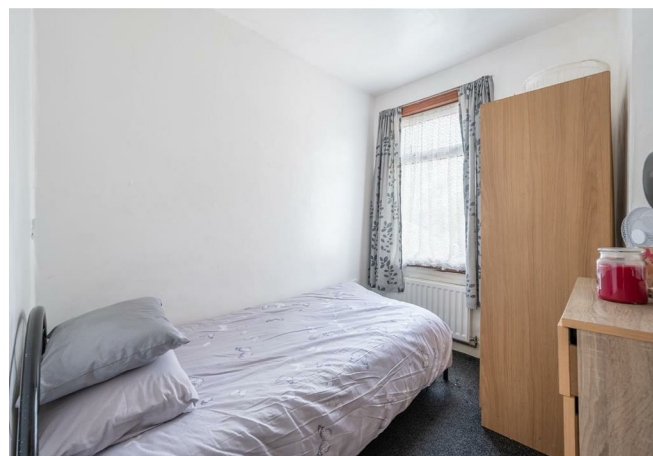
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#### IF YOU LIVED HERE...

You'll step through that classic, handy storm porch to find blonde hardwood style floors and your first reception on your right. A box bay-windowed 110 square feet, with ornate corning and a striking grey statement wall, this is the perfect introduction. Past your stairs you have your second reception, more spacious still at 150 square feet and home to some smartly integrated understairs storage.

Head through your kitchen with its classic timber cabinets and slate grey flooring for your garden, a lengthy stretch of Trulawn, flanked by timber fencing and raised planters running down one side, overhung by mature trees, and home to a handy shed. Back inside, and your bathroom completes the ground floor, while upstairs your three bedrooms range from fifty to 140 square feet.

You're surrounded by an abundance of nature here, with a range of playing fields plus the blue waters of Banbury Reservoir just a few minutes to the north. You also have our borough's beloved

green gem of Lloyd Park just half a mile away on foot to the, with landscaped gardens, cafes and picnic spots. There's also a thriving Saturday market, a wide range of sports clubs and classes and the famous William Morris Gallery.

#### WHAT ELSE?

- The beloved Blackhorse Beer Mile, a loose collection of independent taprooms, craft breweries and beer gardens, starts around twenty minutes from your front door, and will delight craft beer fans and families alike.
- You have fifteen primary/secondary schools within an easy twenty minute walk, all rated 'Outstanding' or 'Good' by Ofsted.
- You can be exploring, Walthamstow Wetlands, our vast 500 acre nature reserve, just twenty minutes after stepping out your front door and venturing in via the leafy Lockwood Way entrance. You'll forget you're in London.



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

"I have lived here for over 30 years, and I have so many good memories and some sad, but overall, my children are all grown up now have their own families. Great location with schools in walking distance, buses stop around the corner train station not far and I am near the A406. I grow up in the area went school in the area so did my children, it's a friendly road everyone look out for each other plus we have neighbourhood watch team. It's time for a change for me."

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