



Total Area: 79.5 m<sup>2</sup> ... 855 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.

- Reception Room  
10'8" x 12'3"
- Reception Room  
8'11" x 11'5"
- Kitchen  
8'4" x 13'2"
- Bedroom  
13'10" x 12'3"
- Bedroom  
8'11" x 6'8"
- Bedroom  
8'4" x 10'9"
- Bathroom
- Storage
- Garden  
approx. 15'8" x 14'3"



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



## BLACKHORSE LANE, WALTHAMSTOW Offers In Excess Of £650,000 Freehold 3 Bed House



### Features:

- Victorian Terrace
- Three Bedroom
- First Floor Bathroom
- Two Receptions
- Beautifully Presented

An immaculately presented three bedroom, Victorian Terrace house, combining classic architecture with modern comforts. Streaming with natural light throughout, this blend of old and new creates a comfortable and clean living environment. Spread over two storeys, this property maximizes its use of space and provides a clear separation between living and sleeping areas. With a bright and inviting atmosphere, the choice of hardwood and tile flooring on the ground floor not only adds to the aesthetic appeal but also offers practicality. Along with the garden, well-suited for outdoor dining, and not one but two reception rooms, this home is the perfect space for entertaining guests. It will take you no longer than 11-minutes to walk to Blackhorse Road Station where you will find both the Victoria Line and Overground. Allowing for effortless travel throughout London and a quick journey into the City or West End.

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**IF YOU LIVED HERE...**

Upon entering your home, you are greeted by stairs leading to the first floor, this layout provides a sense of arrival and guides you seamlessly into the living space. Thanks to the bay windows, your first reception room exudes a bright and airy ambiance, making it an ideal setting for enjoying daylight hours and offering a welcoming space for relaxation or socialising. The second reception room, whilst making a great space for dining, also offers versatility to serve other functions as well, such as a home office or snug room. The kitchen, featuring clean lines and minimalist aesthetics, is not only stylish but also highly functional, hosting generous storage solutions and an efficient workspace layout. Streamlining the cooking process and accommodating the needs of modern living, this space makes meal preparation a breeze. Heading upstairs, you'll find yourself on the first floor where carpeting provides a cosy and comfortable feel underfoot. The first floor accommodates three bedrooms. The main bedroom, positioned at the front of the property, features built-in wardrobes for ample storage. Bedroom number two also offers built-in wardrobes, providing further convenient storage solutions. Bedroom three is the perfect space for a nursery or guest room, offering flexibility for one's needs. Finally, a stylish family bathroom finishes the first floor with a modern space for personal care and relaxation.

**WHAT ELSE?**

- A mere 7-minute stroll will take you to The Big Penny Social, a fantastic community hub offering a variety of delights. Here, you can savour delicious food and craft beers while immersing yourself in a vibrant atmosphere. The venue hosts an array of events, from live music and comedy nights to baby clubs and bustling flea markets. With such diverse offerings, there truly is something for everyone to enjoy.

- A 20-minute walk will lead you to the renowned Lloyd Park in Walthamstow, offering a delightful retreat for all ages. This beautiful green space is ideal for taking a leisurely stroll, enjoying the playground with the kids, or exploring the William Morris Gallery while indulging in coffee and a tempting slice of cake. Don't forget to mark your calendar for Saturdays and head to the market, where a tantalising array of artisanal and street food awaits your discovery.



**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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