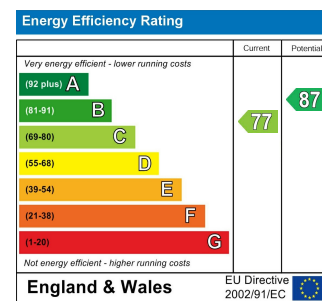
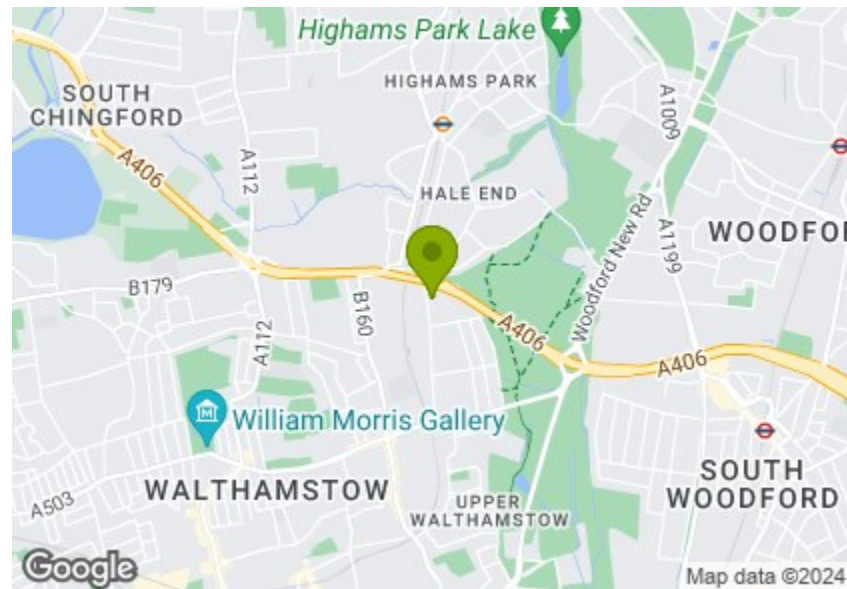


Total Area: 112.2 m<sup>2</sup> ... 1208 ft<sup>2</sup> (excluding eaves storage)  
 All measurements are approximate and for display purposes only.



## HALE END ROAD, WALTHAMSTOW

### Offers In Excess Of £680,000 Freehold

### 4 Bed House



#### Features:

- Four Bedroom Semi-detached
- Off Street Parking
- Side Access
- Three Bathrooms
- No Chain
- Over Three Floors
- Rear Garden

A fantastic four bedroom, three bathroom semi detached, moments from Epping Forest. Thoughtfully extended as well as finished to a high standard, with 1200 square foot of living space and large garden. A bright and generous family home.

You'll find everything you need here, from invaluable off street parking to the front to your fully fenced split level garden to the rear. It's in a great spot too, with Epping Forest just five minutes from your front door.

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

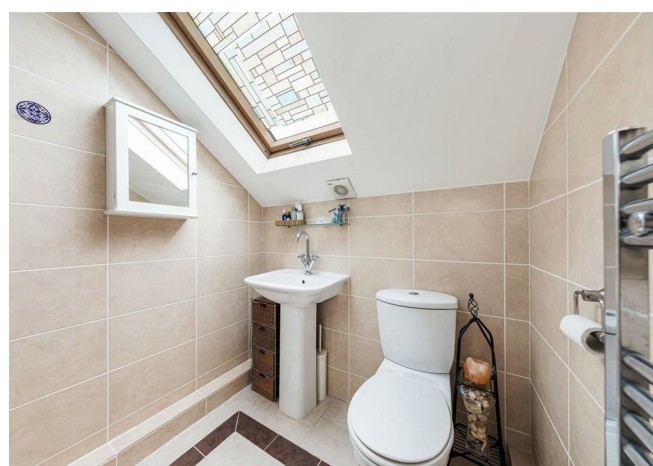
**E8, E9, E5, N16, E3 & E2**  
 hellohackney@stowbrothers.com  
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**New Homes**  
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### IF YOU LIVED HERE...

Bear left from your hallway, and find yourself in your spectacular kitchen reception. Taking up almost the entirety of the ground floor, here you have almost 500 square feet of space, stretching from the front bay window to the French doors at the rear. Tucked into the corner is a shower room. Your kitchen has stylish two tone units, and tiled splashbacks with a touch of vibrant terracotta. From here you'll step out into your garden, with lush lawn framed by borders.

Up on the first floor you'll find the first and second bedrooms to the rear, with eighty and ninety square foot of space respectively. To the front, your third bedroom is a 115 square foot double, with twin windows. Next to that is your fully tiled bathroom, with modern white suite. The converted loft is home to your principal sleeper, with 170 square feet of sunny space. Dual aspect and skylit, up here's your second shower room, as well as handy eaves storage.

Your nearest station is Wood Street for the overground, around a twenty minute walk and taking you to Liverpool Street in twenty

three minutes. You'll find all your daily amenities at Wood Street too, as well as the unique indoor market for endless weekend browsing. If you're driving it's just moments to the North Circular, and around ten minutes' drive to the M11, making getting around town or out of the city no problem.

### WHAT ELSE?

- Your new local is The Royal Oak Gastropub and Guesthouse, a sumptuous establishment dating back to 1879, with a beautiful bohemian beer garden. Alternatively pick up a freshly baked treat at Wood Street Bakery on your way to work, or stay for afternoon tea.
- Schools rated 'Outstanding' nearby include Oakhill Primary, Walthamstow School for Girls and The Woodside Primary Academy.
- It's a mile on foot to Highams Park, with its spectacular views, and barely any further to Walthamstow's Lloyd Park., for landscaped gardens, cafes, sports clubs and classes



### A WORD FROM THE OWNER...

"I've been living in Walthamstow for 15 years. The property is situated in a lovely, quiet residential area. There is a bus stop next door to the house, and you'll get to Walthamstow central in 15mins. Highams Park is a 10mins walk where you can connect to the overground train and its a 20mins train ride to Liverpool Street. There's a primary school across the road and there are many Secondary schools in the area. The local GP is also 7-8mins walk from the property.

There is a convenience store only 20 metres from the house and a post box. Epping Forest is behind the house, a 5 mins walk. My neighbours on both sides are lovely people, we help one another, getting on really well. The neighbourhood is very safe and friendly. Very sad to leave the area. Most of my near neighbours been here for a while, people know each other on the streets."

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**Kitchen/Reception Room**  
30'8" x 16'4"

**Bathroom**  
6'9" x 6'8"

**Bedroom**  
12'9" x 8'11"

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

**Bedroom**  
9'9" x 8'11"

**Ensuite**  
7'3" x 5'6"

**Bedroom**  
10'10" x 8'2"

**Eaves Storage**

**Bedroom**  
16'7" x 11'8"

**Garden**  
32'9"



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