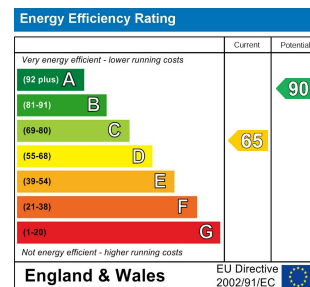




- Kitchen
9'5" x 13'5"
- Reception
15'7" x 12'5"
- Bathroom
8'9" x 5'4"
- Bedroom
6'8" x 11'10"
- Bedroom
8'10" x 14'5"
- Bedroom
6'6" x 9'6"
- Garden
16'2" x 25'6"
- Garage Area
112
- Garage
7'1" x 15'8"

Garage Area: 10.4 m² ... 112 ft²
 Total Area (Excluding Garden & Garage): 77.1 m² ... 830 ft²
 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.



ALEXANDRA ROAD, WALTHAMSTOW Offers In Excess Of £500,000 Freehold 3 Bed House - Mid Terrace



Features:

- Three Bedroom Terrace
- No Chain
- Detached Garage
- Rear Garden

A bright, smart and spacious three bedroom contemporary terrace, with private rear garden and garage. You have Sir Thomas Ganuel Park just around the corner, and St James Street station and the High Street within easy walking distance.

You have that London gold dust addition of a private garage, and drivers can be on the arterial North Circular in about fifteen minutes.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside and your 130 square foot kitchen's sat handily located on the left, with a sleek suite of pine cabinets, matching worktops and complementary pressed cork flooring. Moving on to the rear, your bright, two tone reception is a huge 190 square feet, with blonde hardwood floors and a statement gas hearth. Floor to ceiling windows span the rear wall and let in floods of natural light, as well as framing views of your garden.

Out here you have a generous span of patio and a lengthy lawn, surrounded by timber fencing and just waiting for some green fingered attention. Upstairs and your principal bedroom is a sizeable 130 square feet, with all three bedrooms decked out in blonde hardwood flooring and soft cream colour schemes. By contrast, your family bathroom is finished in vivid royal blue tilework from floor to hip, with a vintage suite and shower over the tub.

Outside and St James Street station is around a fifteen minute walk or five by bike. Cyclists will be happy with East London's growing network of protected cyclepaths starts just at the end of your street, on Markhouse Road. From St James Street it's just eighteen minutes direct to Liverpool Street, for a quick and simple City commute. Here's also where you'll find CRATE St James, our ever evolving cultural and community hub, home to everything from barbers to burger bars.

WHAT ELSE?

- You're well served for local schools, with eighteen 'Outstanding' or 'Good' primary/secondaries all less than a mile away on foot. The 'Outstanding' St Saviour's Primary is just five minutes' walk.
- The property is presented chain free for that all important speedy, hassle free move.
- Your new local is The Hare & Hounds, a splendid gastropub where the decor is just as sumptuous as the menu. Just a ten minutes walk.



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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