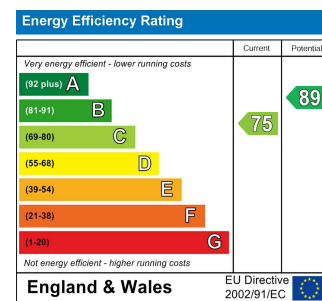




Total Area: 103.8 m² ... 1117 ft² (excluding eaves storage)
All measurements are approximate and for display purposes only.



HIGHAM HILL ROAD, WALTHAMSTOW

Offers In Excess Of £725,000 Freehold

4 Bed House - Mid Terrace



Features:

- Four Bedrooms
- Victorian Mid Terrace House
- Arranged Over Three Floors
- Immaculately Presented
- Conservatory
- Close to Blackhorse Road Station
- Near Lloyd Park

An expertly developed, four bedroom, two bathroom Victorian terrace, brimming with vintage style and original character across all three storeys and featuring a conservatory and rear garden. All just a half mile from Blackhorse Road station.

Our beloved green gem of Lloyd Park is also nice and handy, just ten minutes away for landscaped gardens, open green spaces, cafes and courts.

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IF YOU LIVED HERE

Step past your classic red brick facade and your first reception is on your right, 140 square feet with original floorboards and running underfoot. At the end of the hallway is the first of your two bathrooms, finished in cream and smoky grey with a rainfall shower over the tub. Next is your kitchen, finished in pale peach and filled with natural light thanks to the glorious conservatory open to the rear. Step outside here for that covetable garden, bursting with diverse greenery.

Upstairs, and your principal bedroom sits to the front, currently in use as an extra lounge and home office and coming in at 150 square feet with more original timber floorboards, twin double glazed sash windows and floor to ceiling storage. Two more bedrooms complete the first floor, characterfully finished in yellow and forest green with garden views. Finally, let's head upstairs again for your loft suite, sat dual aspect between twin skylights and a Juliet balcony, and complete with sparkling en suite shower room.

Outside and, as noted, you're just a half mile on foot from

Blackhorse Road station and direct fifteen minute connections to King's Cross via the Victoria line, putting the heart of the city less than a half hour away door to door. Just up from the station you'll find the beloved Blackhorse Beer Mile, a charming collection of independent breweries, taprooms and beer gardens. The gigantic Big Penny Social is the family friendly flagship, and a proper community hub to boot, with regular events to go with the great range of food and drink.

WHAT ELSE?

- Walthamstow Wetlands, London's largest nature reserve at 500 acres, is just past the station. Around a fifteen minute stroll from your front door it's the perfect destination anytime you need to get back to nature.
- Parents will be pleased to find twenty four primary/secondary schools within easy walking distance, all rated 'Outstanding' or 'Good' by Ofsted.
- You're spoiled for choice when it comes to a new local, but we have to recommend a personal favourite. The Chequers is just a half mile away, on famous Walthamstow High Street, a proper local institution with a great choice of dining rooms, cosy fires and delicious food.



A WORD FROM THE OWNER...

"We've loved our 10 years here, with amazing neighbours and fantastic local amenities. We are brilliantly located for access to town for work and leisure, and also have loads to do on our doorstep. Two lovely parks are a short walk away: Lloyd Park with its weekly food market, great playground, the William Morris Gallery and beautiful gardens; and Higham Hill Park with its community hub and sports facilities. This is a great place to bring up kids, with lots of family-friendly things to do - the Wetlands and Epping Forest are both a short bike ride or bus journey away, and we regularly cycle as a family to the Queen Elizabeth Olympic Park via traffic-free cycle paths through the marshes. Walthamstow High Street, to our south, is only a ten minute walk, and there's nothing you can't buy on the market! We're also very excited about the new multi-screen independent cinema opening there this summer. The Village, with its shops and lovely pubs, is only 20 mins walk (or an easy hop on the W15).

This is a lively and changing area of Walthamstow, with a wealth of eating and drinking options: there are the breweries and winery north of Blackhorse Road tube (all just 10-15 mins walk from us), great restaurants (authentic Turkish at Yasar's, top notch pop-ups at Forest Wines, and the excellent Slowburn), delicious coffee at Jaunty on the way to the tube, cocktails at Harry's, incredible bread and pastries by the Dusty Knuckle (which stops nearby on Wednesdays), and lots of tasty local takeaways... our go-tos are sushi from Ohba Leaf or Taro, and the best pizza in town from Yardsale."

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Reception Room
12'2" x 11'7"

Kitchen
14'9" x 8'5"

Bathroom
8'0" x 5'6"

Conservatory
9'3" x 7'9"

Bedroom
15'0" x 10'5"



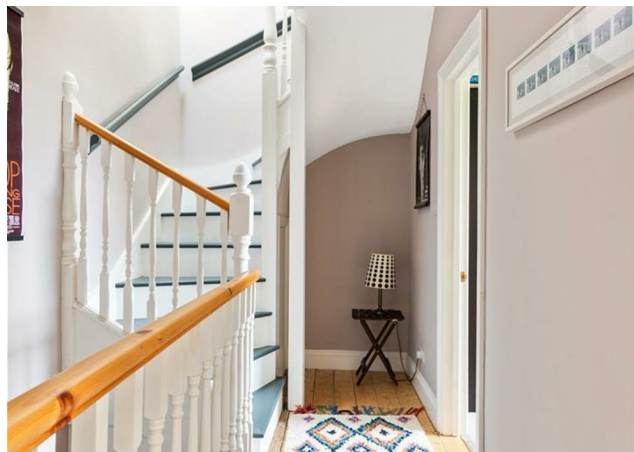
Bedroom
8'2" x 6'2"

Bedroom
8'2" x 8'2"

Bedroom
16'7" x 8'7"

Ensuite
7'11" x 4'7"

Garden
26'2"



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