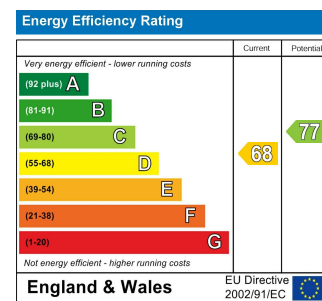
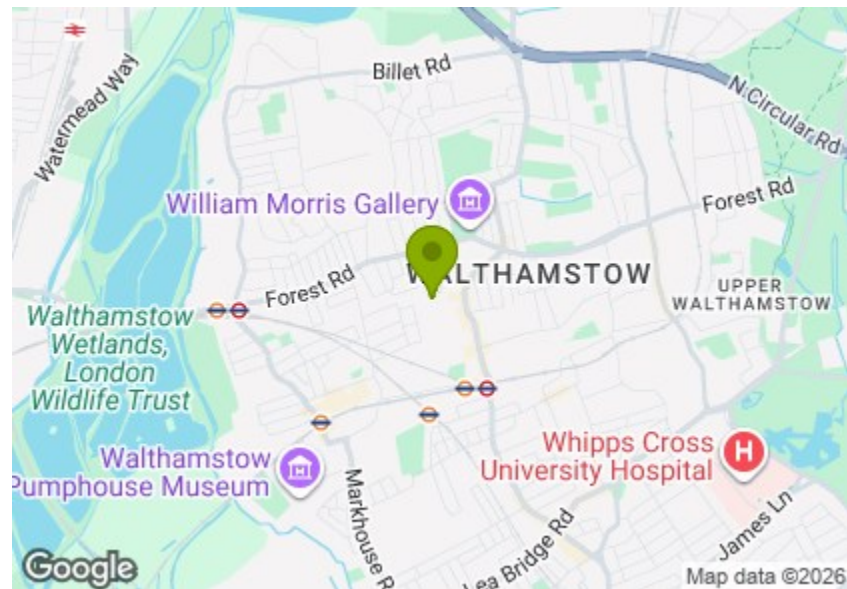


Total Area (Excluding Garage): 99.4 m² ... 1070 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.



COTTENHAM ROAD, WALTHAMSTOW

Offers In Excess Of £625,000 Freehold

3 Bed House - End Terrace



Features:

- Three Bedrooms
- Spacious Kitchen/Diner
- Central Walthamstow Location
- Quiet Residential Turning
- Off Street Parking
- Garage

Set in a prime spot in central Walthamstow, this three-bedroom modern terrace puts you close to everything, from everyday essentials to the area's thriving café culture and nightlife. When Netflix won't do, you've got Forest Cinema and Soho Theatre Walthamstow just minutes away. Smartly finished and already extended, the house covers 452 sq ft, and with the loft still unconverted, it gives you the chance to add another floor down the line, as several neighbours have done (subject to the usual permissions). There's a private rear courtyard garden, off-street parking, and even a garage - a rare find in such a sought-after location. You're around ten minutes on foot from the Victoria line, with excellent green spaces nearby for when you need a breather from city life.

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hello4@stowbrothers.com
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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
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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IF YOU LIVED HERE.....

You'll feel the ease of life here the moment you pull up on the driveway. There's even an adjoining garage – ideal for security, storage, or a home workshop. It's all about making everyday living simpler and less stressful.

Step through the door and you're straight into the kitchen/diner. There's plenty of storage and prep space, a built-in wine rack, and a gas hob for those who like precision when they cook. At the rear, the reception room feels calm and bright, with large windows, pale engineered wood underfoot, and a central mantelpiece giving it focus.

The lean-to beyond is a handy bonus and perfect for bikes, muddy boots, or even a small laundry or workspace to keep the rest of the home neat and organised.

Outside, the garden keeps things simple. It's paved and edged with natural wooden fencing for privacy and security – no mowing required. Add a few planters and some garden furniture, and you've got an easy-going outdoor space that works year-round.

Upstairs, you'll find two comfortable double bedrooms and a third single, along

with a family bathroom, completing the floor.

Walthamstow Central, just a 10-minute walk away, ensures residents are incredibly well connected with the London Underground, national rail and bus services all within a 3-minute walk. Liverpool Street is just 15 mins on the overground, King's Cross St Pancras is 14 mins, and Oxford Circus is just 20 mins away on the Victoria Line, and since it's the start of the line, you'll always find a seat. On your doorstep, you've got a great mix of bars, restaurants, and some of East London's best pubs, all wrapped up in a warm, creative community that locals are genuinely proud of.

WHAT ELSE?

- Current and prospective parents will be pleased to know you have no fewer than thirty-one primary/secondary schools in a one-mile radius. They're all rated 'Good' or better by Ofsted.
- Drivers can be on the North Circular in a little over ten minutes.
- Soho Theatre Walthamstow, just recently opened, provides cutting-edge shows and top-class comedy.
- Explore the landscaped gardens of Lloyd Park and make the most of its fantastic outdoor facilities - from tennis and basketball courts to the skate park, children's playground, and outdoor gym. At weekends, the park comes alive with delicious food stalls serving up local favourites.



A WORD FROM THE OWNER....

"We are on a quiet corner and blessed with good neighbours, off street parking AND a garage. The house is 7 mins walk from the underground which means it's so convenient for commuting into town. Everything Walthamstow has to offer is on the doorstep, with Lloyd Park and Epping Forest within easy reach to enjoy time in green spaces."

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Reception
16'8" x 12'11"

Bedroom
7'6" x 10'0"

Kitchen/Diner
13'5" x 15'1"

Bathroom
5'6" x 8'11"

Bedroom
10'9" x 12'1"

Conservatory
16'8" x 5'3"

Bedroom
10'9" x 12'11"

Garage
8'2" x 17'8"



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