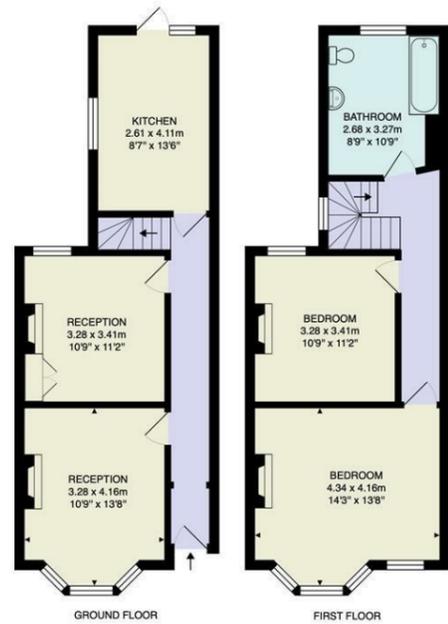




GARDEN IS APPROX. 14.65m x 4.56m



Reception
10'9" x 13'7"

Reception
10'9" x 11'2"

Kitchen
8'6" x 13'5"

Bedroom
14'2" x 13'7"

Bedroom
10'9" x 11'2"

Bathroom
8'9" x 10'8"

Garden
48'0" x 14'11"

Total Area: 90.4 m² ... 973 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	74	
(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	



FULBOURNE ROAD, WALTHAMSTOW

Offers In Excess Of £625,000 Freehold 2 Bed House



Features:

- Two Bedroom House
- Beautifully Presented
- Victorian Terrace
- 973 sq ft
- Easy Access To Wood Street

A beautifully presented two bedroom Victorian terrace set on Fulbourne Road, within easy reach of Wood Street. With 973 square feet of well balanced living space, this is a home that blends classic period proportions with thoughtful modern updates, creating interiors that feel both calm and practical for everyday life. Independent cafés, green spaces and reliable transport links are all close at hand, placing you within one of Walthamstow's most well connected and community minded pockets.

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IF YOU LIVED HERE...

Step through the front door and into a welcoming hallway that leads through to your main reception room. Large windows draw in plenty of natural light, creating a bright and comfortable space with room for both relaxing and entertaining. Just beyond, a second reception room provides a flexible setting that could easily serve as a dining room, home working space or snug. To the rear, the kitchen is neatly arranged with a practical layout and views out to the garden, offering a natural flow between cooking, dining and outdoor living.

Upstairs you'll find two generously sized double bedrooms arranged around the landing. The principal bedroom is especially spacious, while the second is still a comfortable double, making it ideal for guests, a nursery or a dedicated workspace. The bathroom is notably spacious too, with plenty of room for a free standing bath and separate shower should you wish to reconfigure in future. From the landing, a hatch with pull down ladders leads to a large boarded loft, offering excellent storage and clear

potential for extension, as some neighbouring homes have already explored. Outside, the rear garden provides a private outdoor space for planting, relaxing or gathering with friends in warmer months.

WHAT ELSE?

- Wood Street Station is around a 10 minute walk away for Overground services to Liverpool Street.
- Walthamstow Central is also within easy reach for the Victoria Line and fast connections across London.
- Wood Street itself is packed with excellent independent spots including Dudley's, The Indoor Market and local coffee favourites.
- You're close to open green spaces including Hollow Ponds and the wider expanse of Epping Forest.
- Lloyd Park and the William Morris Gallery are a short cycle away and offer a great mix of culture and outdoor space.
- A number of well regarded local schools and nurseries are nearby, making this a popular area for families.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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