

Total Area: 105.3 m² ... 1133 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.

Kitchen/Lounge/Diner
15'10" x 25'9"

Bedroom
13'2" x 9'4"

Bedroom
7'10" x 10'2"

Bedroom
7'11" x 10'2"

Bathroom

Bedroom
14'1" x 20'17'8"

Ensuite

Garden
19'8" x 17'4"



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



EXMOUTH ROAD, WALTHAMSTOW

Offers In Excess Of £725,000 Freehold 4 Bed House



Features:

- Four Bedroom Freehold House
- Large Open Plan Reception
- Bi-fold Doors to the Private Garden
- Stunning Kitchen and Herringbone Floors
- Beautiful Loft Conversion with En-Suite
- Off Street Parking
- Quiet Street
- Moments to Queens Road Station
- Short walk to Walthamstow Central

This modern terrace unfolds over 1,133 sq ft of well-considered space, including a fabulous already converted loft. Inside, you'll find four double bedrooms, a spacious open-plan kitchen/diner/reception, a rear garden, and off-street parking. Thoughtfully finished and carefully maintained, it's in a brilliant spot too - just a three-minute stroll to Queens Road Overground and seven-minute to Walthamstow Central for a speedy trip into the city. When you want greenery and a change of pace, Walthamstow Wetlands is close enough for spontaneous walks and a dose of wildlife. It's a home that balances convenience with calm, right where you want it. Offered freehold for added peace of mind, it's ready for you to move straight in.

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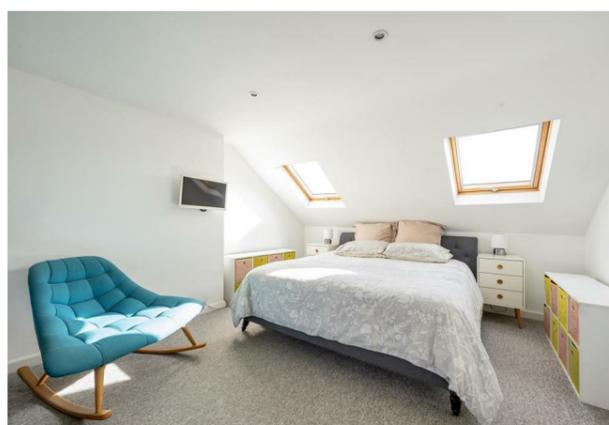
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REQUEST A VIEWING
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IF YOU LIVED HERE

Forget circling the block for a parking space - just pull straight onto your own neat brick driveway and step inside, stress-free, whether you're unloading heavy shopping or little ones.

The entire ground floor has been opened up into a brilliantly sociable, front-to-back living space with dedicated zones for relaxing, cooking, and dining. Dual aspect windows and bifold doors at the rear keep everything bright and allow the garden to become part of the home when the weather's good. Beautiful chevron wooden flooring runs throughout, drawing everything together with a warm, cohesive feel.

At the front, there's space to unwind, while the kitchen sits toward the rear with dove-grey cabinetry, white quartz worktops, and an island big enough for four stools - perfect for casual meals or catching up with friends while you cook. Three pendant lights define the dining zone and help set the mood. Double cupboards tucked beneath the stairs provide always-useful storage.

The garden is currently a clean, usable blank canvas enclosed by natural timber fencing, with a neat patio ready for alfresco dinners, morning coffees, or pots and planters to dial up the greenery.

Head upstairs and you'll find three comfortable double bedrooms on the first floor, each filled with natural light. The front bedroom overlooks the quiet street through twin windows and includes a built-in wardrobe, while the two rear bedrooms enjoy peaceful garden views. The family bathroom is sleek and modern, finished in grey marble-style tiles with a bath and shower combination, and further storage.

The top floor is devoted to a bright and airy loft bedroom with twin Velux windows, dual aspect light, and its own ensuite, a proper retreat from the buzz of everyday life.

WHAT ELSE

Nature lovers will appreciate the nearby Walthamstow Wetlands, a sprawling 520-acre nature reserve ideal for peaceful walks and birdwatching.

For nightlife and entertainment, head to the lively Big Penny Social, a vast beer hall with street food, live music, and a buzzing atmosphere.

Soho Theatre Walthamstow has recently opened, showcasing comedy and cutting-edge theatrical shows

With excellent Overground connections at Queen Road Station just a short walk away, or the Weaver Line and Victoria Line at Walthamstow Central, you're never far from the action, whether locally or in central London.



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 ASSISANT BRANCH MANAGER

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