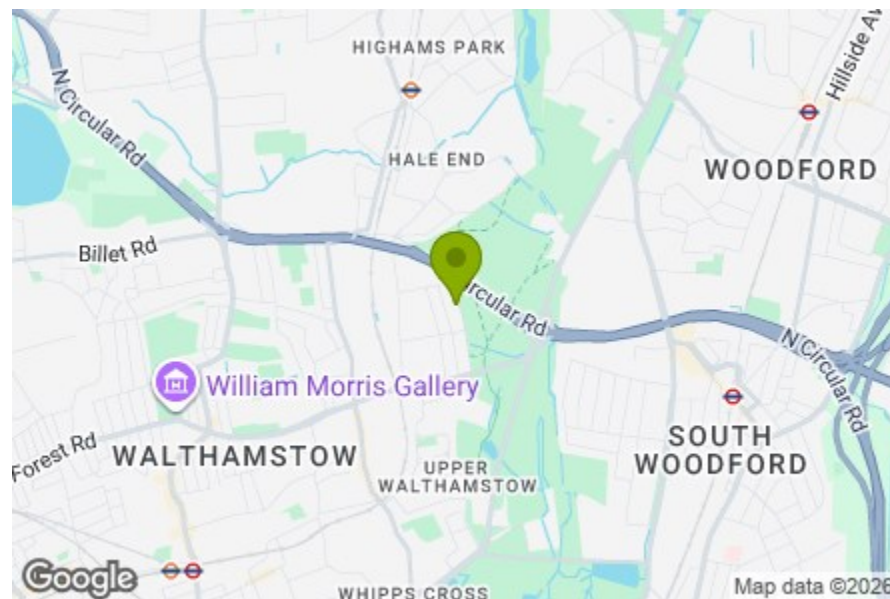


Total Area (Excluding Bike Storage & Garden Room): 127.7 m<sup>2</sup> ... 1375 sq ft  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.

- Reception  
12'9" x 13'11"
- Kitchen/Lounge/Diner  
25'4" x 24'0"
- Utility  
5'8" x 8'9"
- Shower/WC  
5'8" x 7'4"
- Bike Store  
6'7" x 7'4"
- Bedroom  
7'5" x 8'7"
- Bedroom  
11'5" x 14'7"
- Bedroom  
11'5" x 12'4"
- Bathroom  
7'4" x 7'10"
- Garden  
48'0" x 28'6"
- Garden Room  
20'0" x 9'5"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## BEACONTREE AVENUE, WALTHAMSTOW

Offers In Excess Of £850,000 Freehold  
3 Bed House - Semi-Detached



### Features:

- Three Bedroom House
- Semi Detached
- Fantastic Ground Floor Rear and Side Extension
- Stunning Kitchen Diner
- Landscaped 65 Foot South West Facing Garden
- Utility Room and Ground floor Bathroom
- Garden Studio
- Off Street Parking
- Beautifully Refurbished Throughout
- Forest Views

Set on a peaceful residential street opposite the greenery of Epping Forest, this beautifully refurbished three bedroom semi detached home combines generous living space with thoughtful design and a wonderful connection to the outdoors. With off street parking, a garden studio and a landscaped south west facing garden stretching to around 65 feet, it's perfectly placed for family life while remaining within easy reach of Wood Street's independent cafés, shops and Overground station.

REQUEST A VIEWING  
0203 397 9797

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**E17 & E10**  
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#### IF YOU LIVED HERE...

Step inside and you'll find a home that has been carefully transformed to create a bright, welcoming and highly practical living environment. At the front of the house, the reception room is full of natural light thanks to the broad bay window, offering a calm and comfortable space to relax. To the rear, the impressive ground floor extension opens up into a superb kitchen and dining space designed with everyday living in mind. Generous proportions, garden views and a seamless sense of flow make this the natural heart of the home, whether you're hosting friends or enjoying a quiet family meal.

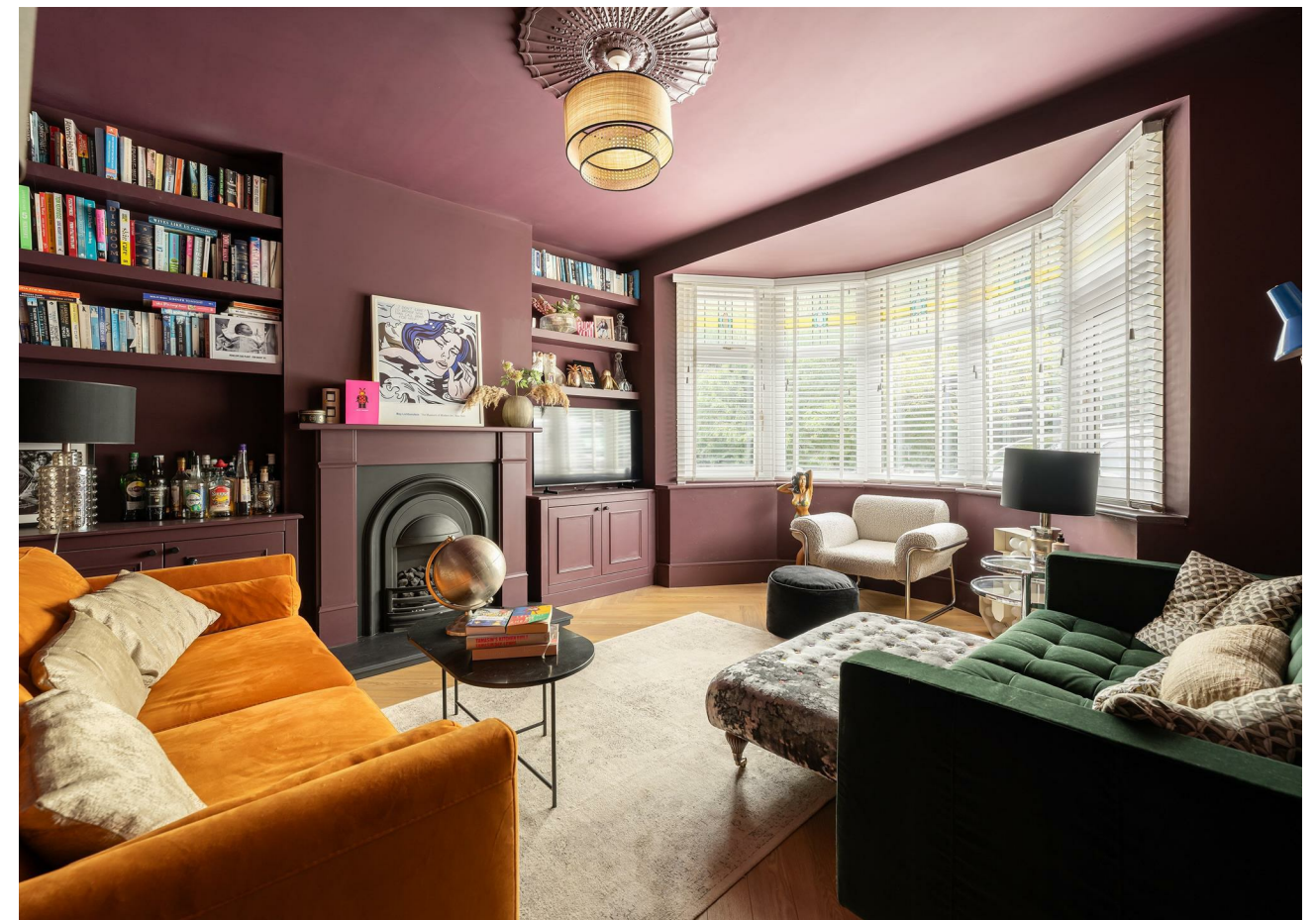
A separate utility room keeps day-to-day essentials neatly tucked away, while the ground floor bathroom adds flexibility and convenience. Large openings draw your eye straight out to the garden, creating a lovely connection between inside and out throughout the seasons.

The south west facing rear garden has been thoughtfully

landscaped and offers plenty of room to enjoy. There's space for outdoor dining, play and gardening, while the garden studio provides a versatile retreat for home working, creative projects or simply a peaceful place to escape with a book. Upstairs, three bedrooms are arranged across the first floor alongside the family bathroom. The principal bedroom enjoys those sought-after forest views across the road, bringing a wonderfully leafy outlook and a sense of openness that's increasingly hard to find in London.

#### WHAT ELSE?

- Epping Forest is directly opposite, offering miles of walking trails, cycling routes and open green space right on your doorstep.
- Wood Street is within easy reach, home to local favourites including Chocolatine Bakery, The Duke and a growing collection of independent cafés, restaurants and shops.
- Wood Street Station is a short walk away, with direct Overground services to Liverpool Street, while families will appreciate the selection of nearby Ofsted-rated Good and Outstanding schools.



#### A WORD FROM THE OWNER...

"Having the forest on our door step has been amazing. Waking up with a green view of the trees has been a pleasure. We have great transport options with the bus stop at the end of the road, Wood Street station 15-20 minutes away and also the option of going to South Woodford station. All of our neighbours have been so good to us over the years and will be missed!"

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