

Total Area (Excluding Outdoor Storage & Garden Storage): 80.3 m² ... 865 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.

- First Reception
11'9" x 12'11"
- Second Reception
9'10" x 12'5"
- Kitchen
7'5" x 10'4"
- Outdoor Storage
- Bathroom
7'4" x 9'7"
- Bedroom
10'1" x 12'4"
- Bedroom
10'1" x 12'11"
- Bedroom
5'7" x 7'11"
- Garden
approx 48'0" x 17'2"
- Garden Storage
15'10" x 7'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BEMSTED ROAD, WALTHAMSTOW

Offers In Excess Of £800,000 Freehold
3 Bed House - Mid Terrace



Features:

- Warner House
- Three Bedrooms
- First Floor Bathroom
- Stunning Rear Garden
- Beautifully Presented
- Close To Lloyd Park

A beautifully presented three bedroom Warner house on a quiet Walthamstow street, with a lovely rear garden and Lloyd Park close by. You're well placed here for the everyday ease of the neighbourhood, with green space, the market and the William Morris Gallery all nearby, giving this pocket of E17 its easy charm and strong sense of place.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

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

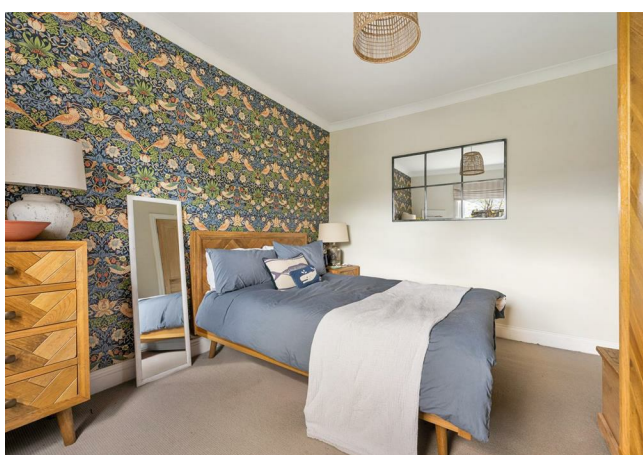
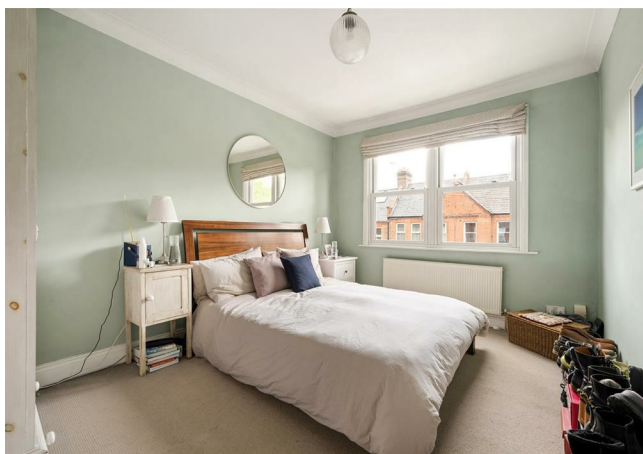
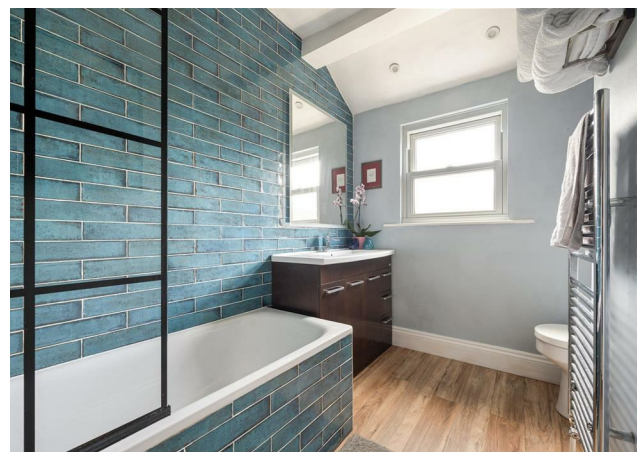
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

Step inside and the house opens into two reception rooms, both beautifully presented and full of natural light. The first sits at the front, framed by a bay window and soft, thoughtful décor that gives the space a calm, welcoming feel. Beyond that, the second reception works just as well as a dining room or everyday family space, with plenty of room to gather, relax or work from home depending on the rhythm of the week.

To the rear, the kitchen is neatly arranged and finished in a classic style that suits the house well. It feels practical and well considered, with direct access out to the garden, so there is an easy flow between inside and out. The garden itself is a real highlight, with a generous paved terrace, mature planting and a separate garden storage building, giving you both outdoor room to enjoy and useful extra storage.

Upstairs, you'll find all three bedrooms along with the family bathroom on the first floor. The two larger bedrooms are both

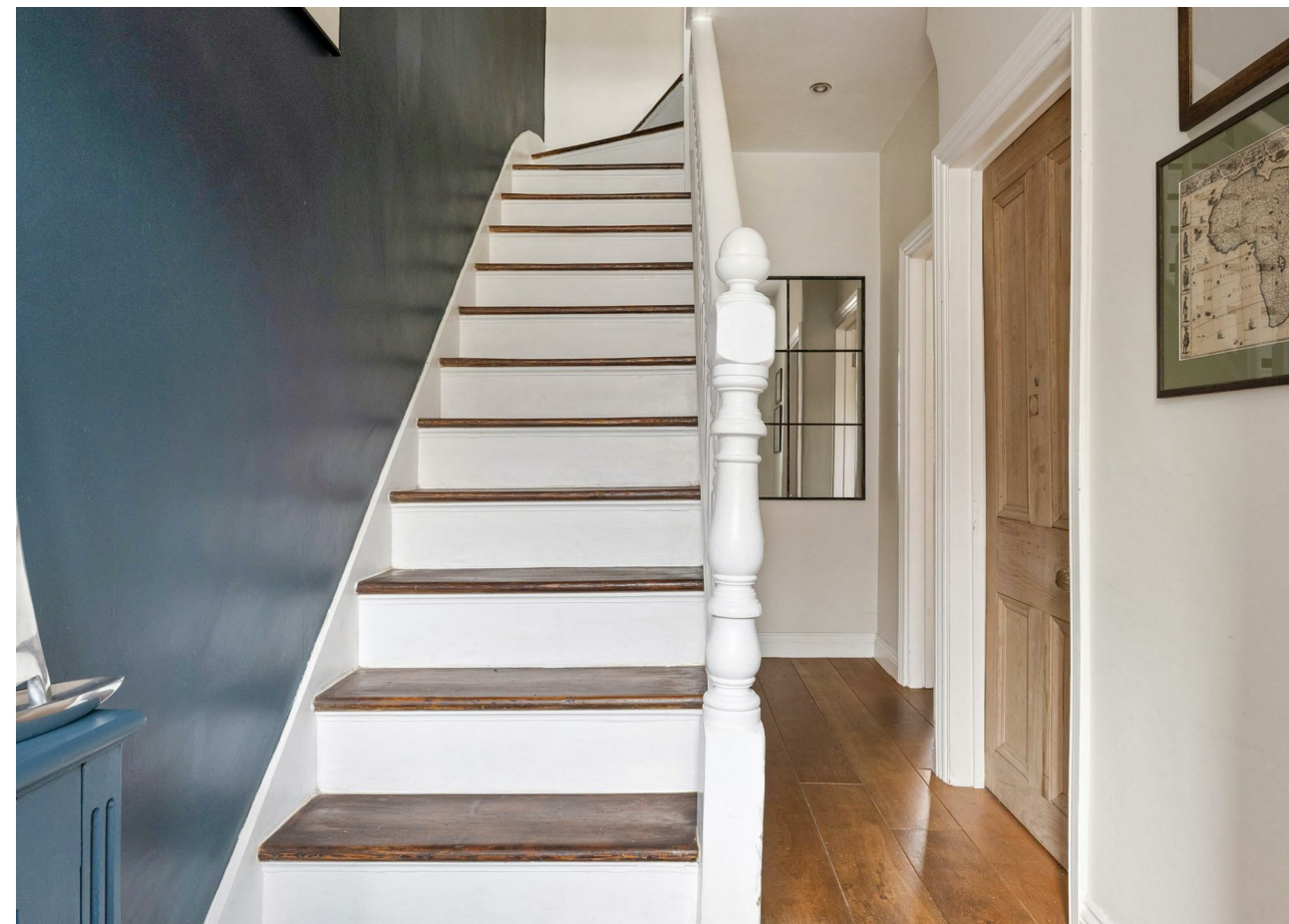
well proportioned doubles, while the third would work neatly as a child's room, nursery or study. The bathroom is especially generous, with both a bath and separate shower, and the overall sense is of a home that has been carefully looked after and is ready to settle into from day one.

WHAT ELSE?

Lloyd Park is one of the area's real draws and is within easy reach for morning walks, tennis courts, the Saturday market and the William Morris Gallery.

You're also well placed for the easy pleasures of Walthamstow life, with the Village not far away for pubs, cafés and restaurants, while Walthamstow Wetlands offers a wider stretch of open landscape when you want a longer walk.

For getting around, Walthamstow Central and Blackhorse Road are both within reach, giving you access to the Victoria line and Overground, along with good local bus connections through the area.



A WORD FROM THE OWNER...

"We have absolutely loved living on Bemsted Rd and will be very sad to leave. We love a Saturday walk to the farmer's market in lovely Lloyd Park or the opportunity for a bigger walk around the fantastic Walthamstow Wetlands. We're spoilt for choice for places to eat and drink with our local the Rose and Crown or a short walk to the Village and our favourite the Nag's Head. We're really lucky in Walthamstow to have access to cutting edge comedy and entertainment through Red Imp nights at the Rose, dancing at the Trades or top comedians at Soho Theatre all of which are just around the corner. Bemsted Road is a quiet, leafy road as part of the Lloyd Park LTN, we are a friendly street who look out for each other and regularly get together for street parties. Our house is quiet and peaceful despite being in the heart of things. The large sash windows and open plan mean lots of light in the morning and afternoon and we have loved our beautiful SW facing garden with it's mature wisteria, beautiful flower beds but low maintenance landscaping."

REQUEST A VIEWING
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM