

Total Area (Excluding Lean-to): 68.9 m² ... 741 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.

- Reception
10'11" x 9'10"
- Reception
14'3" x 9'8"
- Kitchen
7'11" x 7'8"
- Lean to
5'10" x 8'3"
- Bedroom
14'2" x 9'10"
- Bedroom
6'10" x 9'10"
- Bathroom
6'9" x 6'6"
- Stoarge
- Porch
- Garden
approx. 54'1" x 15'1"



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 90 |
| (81-91) | B | | |
| (69-80) | C | | 69 |
| (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 | |



MOUNT PLEASANT ROAD, WALTHAMSTOW

Offers In Excess Of £525,000 Freehold 2 Bed House



Features:

- Two Bedroom House
- Well Presented
- Large Rear Garden
- First Floor Bathroom
- Quiet Residential Turning
- Higham Hill Location

A charming Victorian two-bedroom house, set on a quiet residential turning in Higham Hill, with a large rear garden, first floor bathroom and a warm, easy-going feel throughout. You're nicely placed for the open green spaces of Lloyd Park and Walthamstow Wetlands, with Blackhorse Road and Walthamstow Central within easy reach for onward connections.

REQUEST A VIEWING
0203 397 9797

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

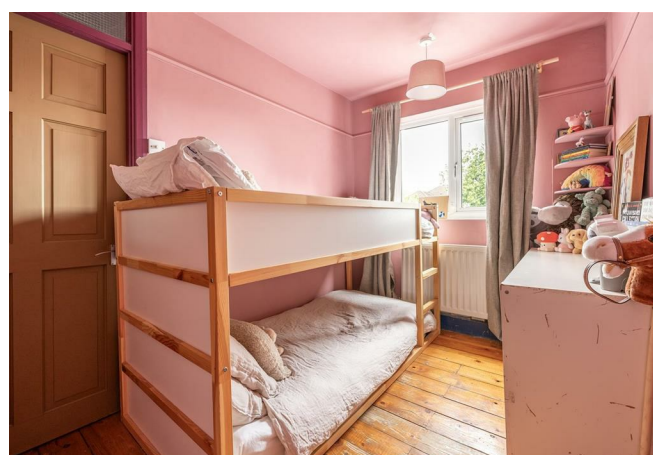
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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0208 520 6220

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IF YOU LIVED HERE..

You'd step through the front door into a welcoming home with a calm, characterful feel. The front reception is bright and comfortable, with a large window drawing in plenty of daylight, soft neutral walls and wooden flooring underfoot. Beyond this, the second reception offers a lovely dining space, with a fireplace, built-in storage and direct access through to the rear.

The kitchen sits separately, neatly arranged with white cabinetry, tiled splashbacks and a garden-facing window. There's also a useful lean-to, adding extra everyday practicality and opening out to the large rear garden,

where a paved seating area leads onto a generous stretch of lawn framed by mature planting. Upstairs, you'll find two bedrooms and a first floor bathroom, all well presented and ready to settle into.

WHAT ELSE?

Higham Hill has a quiet, neighbourly feel while keeping you close to some of Walthamstow's best-loved spots. Lloyd Park is ideal for weekend walks, the William Morris Gallery and local cafés, while Walthamstow Wetlands offers wide open space and waterside routes nearby. Blackhorse Road is also within easy reach, with its creative breweries, coffee spots and Victoria line connections into central London.



A WORD FROM THE OWNER...

"Higham Hill as an area has already seen changes in the last few years, we love the Tavern on The Hill, our neighbours next door are lovely and been here 30 years, they did a great extension at the back of the house! Our other neighbours are also lovely, an italian family who bring us food to share. Generally though the area has everything you need with a post office, and park nearby plus the new Higham Hill Hub being given a huge pot of money to be developed so lots happening here. Also love walking to Lloyd park and find it convenient for the breweries and the wetlands. "

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