



Reception  
10'11" x 11'5"

Kitchen/Lounge/Diner  
14'0" x 27'8"

Bedroom  
14'1" x 9'10"

Bedroom  
8'7" x 10'4"

Bathroom  
5'1" x 7'0"

Garden  
18'6" x 14'5"

Garden Room  
12'2" x 9'6"

Total Area (Excluding Garden Room): 78.7 m<sup>2</sup> ... 848 ft<sup>2</sup>  
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		
(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



## QUEENS ROAD, WALTHAMSTOW Offers In Excess Of £650,000 Freehold 2 Bed House



### Features:

- Two Bedroom House
- Victorian Terraced House
- Outbuilding
- Well Presented
- Short Walk to Walthamstow Wetlands
- Moments from Walthamstow Queens Road Station

This smartly laid-out mid-terrace Victorian cottage in Walthamstow's desirable Markhouse Corner comes with two double bedrooms and 848 sq ft of well-used space; 2 bedrooms, a reception, a wonderfully open-plan kitchen/diner and a versatile outbuilding in your neat rear garden. Thoughtfully finished and beautifully kept, it's also brilliantly located - just a short stroll from Queens Road overground for a quick dash into the city, and within walking distance of the Walthamstow Wetlands if you're craving a breath of fresh air or a bit of wildlife watching. It really does offer the best of both worlds: urban convenience with nature right on your doorstep.

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#### IF YOU LIVED HERE...

Tucked behind a neatly kept walled front garden, this grey-and-white Victorian home feels instantly welcoming. Inside, the reception room has an easy warmth, decorated in a soothing green with wooden flooring flowing underfoot. Sunlight pours in through the wide south-facing bay window, keeping the room bright and cheerful all day long.

Completing the ground floor is a stunning open-plan kitchen/diner, spacious enough for both a dining table and a sofa - you could easily blend a second reception area into the mix. Double cupboards under the stairs offer helpful extra storage, while the dual aspect keeps everything light and airy. It's a fabulous space for both relaxing and entertaining. The kitchen itself runs neatly along two walls at the rear, with sleek white high-gloss cabinetry and plenty of storage. French doors open onto the garden, drawing the outdoors in and making the space feel wonderfully connected.

The garden is mostly paved for easy upkeep, with well-tended beds on either side (including a flourishing rose bush and a trellis just waiting for your climber of choice). At the far end sits a 118 sq ft outbuilding with electricity, ideal as a home office, creative studio, or guest space when friends or family come to stay.

Upstairs, two bedrooms continue the home's natural charm with plenty of light. The

larger room at the front, dressed in a deep blue, overlooks the quiet residential street through twin sash windows, while soft, thick-pile carpet adds a touch of luxury. The second bedroom offers leafy garden views and a calm, restful feel.

The bathroom is sleek and modern, with a walk-in shower and a vivid green vanity cabinet that adds a playful pop of colour to the clean-lined design.

#### 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 Street Station just a short walk away, whisking you to Liverpool Street in under 15 minutes or the 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 ASSISTANT BRANCH MANAGER

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