



Reception Room
13'4" x 11'7"

Kitchen
14'6" x 8'8"

Bedroom
12'5" x 8'7"

Bedroom
9'7" x 8'7"

Bedroom
18'0" x 11'5"

Bathroom
6'1" x 5'7"

Shower Room

Garden
29'6"



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



HIGHAM HILL ROAD, WALTHAMSTOW Offers In Excess Of £650,000 Freehold 3 Bed House



Features:

- No Chain
- Three Bedroom House
- Over Three Floors
- End of Terrace
- Close to Blackhorse Road Station
- Two Bathrooms
- In Need of Some Modernisation
- Hard Standing Area to Rear
- 958 sq ft

A three bedroom end-of-terrace house, with off street gated parking, in a well connected Walthamstow spot, close to Blackhorse Road Station and the growing mix of cafés, breweries and green spaces that make this pocket of E17 so popular. Arranged over three floors and offered chain free, the house spans 958 sq ft, with two bathrooms, a private garden and plenty of scope for modernisation.

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IF YOU LIVED HERE...

Step inside and you'll find the reception room at the front of the house, where the bay window brings in natural light and gives the room a generous feel. It's a well-proportioned space with clear potential, ready for new owners to update and shape it to their own taste, whether that means keeping things simple or creating a more polished, contemporary finish.

To the rear, the kitchen overlooks the garden and has direct access outside through double doors. The layout keeps the main living spaces practical and distinct, while still offering a natural connection between indoors and out. The garden itself extends to the rear, with a hard standing area beyond, adding another useful feature to the overall footprint.

Upstairs, two bedrooms sit on the first floor, along with the bathroom. The larger bedroom is positioned at the front, while the second overlooks the rear. Continue up to the second floor and you'll find a spacious third bedroom with its own shower

room, giving the house flexibility for guests, family life or working from home.

WHAT ELSE?

- Blackhorse Road Station is close by, with the Victoria line and Overground making journeys across London straightforward.

- The Blackhorse Beer Mile is nearby, with local favourites including Signature Brew, Exale Brewing and Big Penny Social.

- Walthamstow Wetlands and Lloyd Park are both within easy reach for open green space, weekend walks and a proper breath of fresh air.



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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