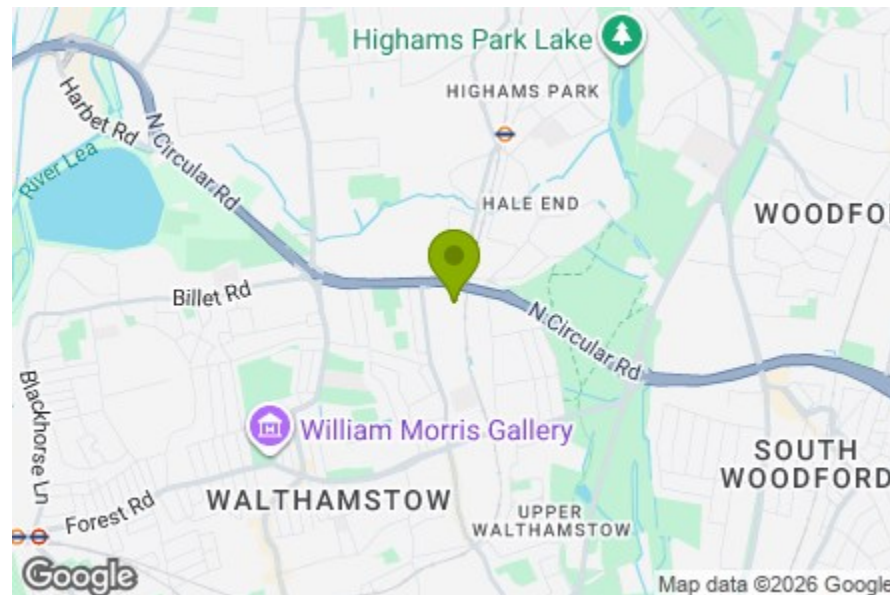




- Reception  
13'3" x 16'0"
- Kitchen / Dining Room  
19'5" x 20'5"
- Bedroom  
13'3" x 16'0"
- Bedroom  
10'10" x 12'3"
- Bedroom  
5'9" x 7'9"
- Bedroom  
11'3" x 18'2"
- Bathroom  
8'2" x 9'3"
- Bathroom (Ensuite)  
5'1" x 7'8"
- Garden  
75'5"
- Garden Room  
12'6" x 10'0"



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		64	79
		EU Directive 2002/91/EC	



## FOREST VIEW ROAD, WALTHAMSTOW Offers In Excess Of £725,000 Freehold 4 Bed House



### Features:

- 4 bedrooms
- Freehold semi detached house
- Approx 1592 sqft
- Attic conversion
- Rear extension with additional garden room
- Front garden and large rear garden
- On the doorstep of Epping Forest

Set on a peaceful residential street on the edge of Epping Forest, this four bedroom semi detached freehold home offers generous and flexible family living. With a front garden, large rear garden, rear extension, attic conversion and garden room, it's well placed for Highams Park, where you'll find the Overground station, cafés, restaurants, takeaways, a good-sized Tesco and a post office.

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#### IF YOU LIVED HERE...

Step inside and the bay fronted reception room sits at the front of the house, creating a comfortable space for relaxing or gathering together. To the rear, the kitchen and dining room opens up beautifully, with plenty of room for cooking, eating and everyday family life.

Beyond this, the additional garden room adds useful flexibility, whether used as a second sitting room, playroom, studio or workspace. Doors lead out to the large rear garden, which extends to approximately 23 metres, with outside storage tucked away at the far end. An under-stairs cloakroom completes this level.

Upstairs, the first floor offers three bedrooms and a family bathroom with both a separate shower and bath. The principal bedroom sits at the front beneath the bay window, with two further bedrooms arranged across the floor. The attic conversion creates a generous fourth bedroom on the top floor, complete with an ensuite with shower over bath and eaves storage.

#### WHAT ELSE?

- Epping Forest is right on your doorstep, offering miles of woodland walks, cycling routes and open green space throughout the seasons.

- Highams Park is reachable on foot in around 15 minutes or by bus in around five minutes, with Overground services running to Liverpool Street in approximately 25 minutes. You'll also find a good-sized Tesco, post office and plenty of cafés, restaurants and takeaways.

- Hollow Ponds and Lloyd Park are both nearby for even more green space, while families are well served by a choice of well regarded local schools in the surrounding area.



#### WORD FROM THE OWNER...

"It's a quiet road. Good transport, shops nearby and great restaurants nearby. Highams Park Station 25 mins into Liverpool Street. Good local schools. Friendly neighbours."

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