



Total Area: 95.4 m² ... 1027 ft²
All measurements are approximate and for display purposes only

- Reception
11'6" x 11'8"
- Dining Room
15'2" x 12'11"
- Kitchen
9'0" x 20'11"
- Bedroom
15'6" x 10'0"
- Bedroom
9'3" x 7'9"
- Bedroom
8'11" x 9'11"
- Bathroom
8'3" x 4'11"
- Garden
32'9" x 16'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FULBOURNE ROAD, WALTHAMSTOW

Offers In Excess Of £650,000 Freehold
3 Bed House



Features:

- Three bedroom Period House
- Flowing Kitchen/Diner/Lounge
- Separate Reception
- Bi-Fold Doors to a West Facing Garden
- Built in Wardrobes
- Beautiful Bathroom
- Close to Wood Street Station

A characterful three-bedroom period house in a well-connected Walthamstow setting, close to Wood Street Station and the much-loved mix of independent cafés, pubs and shops that give this part of E17 its easy charm.

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IF YOU LIVED HERE...

You'd step into a warm and welcoming ground floor with a natural sense of flow. At the front, a separate reception room offers a quieter space to unwind, with a bay window drawing in soft light and creating a cosy, settled feel. Just beyond, the dining room opens into the kitchen, forming a sociable, everyday living space where cooking and conversation can sit side by side.

The kitchen itself is long and thoughtfully arranged, with a mix of cabinetry, open shelving and tiled splashbacks. A skylight brings in an extra wash of daylight, while at the rear, bi-fold doors open wide onto the west-facing garden. Out here, there's a patio ready for summer dining, with lawn stretching beyond, offering a peaceful outdoor space that catches the afternoon and evening sun.

Upstairs, the layout is practical and well considered, with three bedrooms arranged off the landing. The principal bedroom includes built-in wardrobes, keeping things calm and uncluttered,

while the additional rooms offer flexibility for family life, guests or working from home. The bathroom is beautifully finished, with clean metro tiling, patterned flooring and a bath with overhead shower, all brought together in a simple, timeless palette.

WHAT ELSE?

- Wood Street Station is within easy reach, offering straightforward connections into Liverpool Street and across London.

- Wood Street's indoor market, cafés and local favourites are all nearby, giving you plenty of choice for weekend wandering.

- You're well placed for green space too, with Hollow Ponds, Lloyd Park and the edges of Epping Forest all within a short journey.



WORD FROM THE OWNER...

I have had a fabulous five years living here. The open-plan kitchen, dining and living area has been brilliant for entertaining, especially in the summer when the evening sun reaches the garden and pours into the back of the house. It has made BBQs after work feel like a real treat. In the colder months, the front reception has been the perfect snug for cosy nights in front of the telly.

The three double bedrooms have offered plenty of space, and the recently fitted kitchen and bathroom have made day-to-day life feel stylish, practical and easy.

The location has been a real highlight too. Wood Street's shops, pubs and restaurants are just a short walk away, and Wood Street Station is around eight minutes on foot, which has been so handy for office days and trips into central London. Walthamstow Central is also close by, along with the cinema, The Mall and the newly refurbished Soho Theatre. Blackhorse Road's Beer Mile is nearby too, which has been great for evenings out with friends.

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