


TOTAL APPROX. FLOOR AREA 605 SQ.FT. (56.2 SQ.M.)

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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	82	
(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

 Storey Road, London
Offers In Excess Of £500,000 Freehold
2 Bed Bungalow - Semi Detached

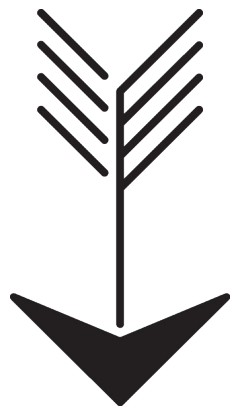


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Features

- Two bedroom bungalow
- Semi detached new build
- Very spacious kitchen/diner/family room
- High ceilings
- En suite bathroom to master bedroom
- Wrap around Private garden
- Situated on quiet residential turning
- Short walk to Walthamstow Central
- Chain free
- Close to local amenities

An immaculate and spacious two bedroom bungalow which is semi-detached and new build. You're enviably located on a peaceful, sought-after turning that's nonetheless in the very beating heart of Walthamstow with the High Street and Walthamstow Central Station both just moments away.

Leafy Walthamstow Village is just a fifteen minute stroll away; a veritable oasis of peaceful, part-pedestrianised streets, historic architecture and some of the finest bars, restaurants, artisanal shops and independent gastropubs for miles around.



Explore our 'Wonders of Walthamstow' pages for everything our awesome community has to offer.

From the critically acclaimed bars and restaurants of Walthamstow Village, to the wide green spaces of Lloyd Park and Hollow Pond.

From the 20 minute tube ride into Oxford Street to the fact that you don't have to be a Russian Oligarch to afford a family home here.

For these reasons and more, people have spent the past two years flocking to E17 and surrounding areas.





➡ IF YOU LIVED HERE

You'll be enjoying flawless contemporary design with everything Walthamstow has to offer right on your doorstep. Your kitchen/diner/lounge is a breathtaking tri-aspect living space coming in at a huge 200 square feet. With both exterior walls opening out to the private garden via concertina doors, this is a stunning space for relaxing and entertaining all year round. And with engineered light grey timber flooring underfoot, recessed spot lighting, tower radiator and a kitchen decked out in a crisp white suite, gleaming metro tiles and smart flecked ebony worktops, this is open plan living at its finest.

The garden itself is a generous stretch of low-maintenance patio (ideal for al fresco dining) flanked by raised beds and a separate lawn area. Back inside and bedroom two is an extremely generous 140 square foot double; dual aspect with a door leading to the garden, engineered timber flooring underfoot and an artful statement wall. Your master bedroom is of a similarly generous size with a trio of floor-to-ceiling windows filling the room with natural light, recessed spot lighting and a radiant skylit en suite with a dedicated rainfall shower cubicle.

Outside and Walthamstow High Street is mere moments away, with a huge range of shops, cafes, bars and supermarkets, not to mention Europe's longest street market – great for fresh produce. Walthamstow Central Station – with direct, twenty minute runs to Oxford Circus and Liverpool Street – is less than a half mile on foot. The Empire Cinema, Walthamstow Mall, and the independent bars and restaurants of Hoe Street are all also within easy reach.

WHAT ELSE?

- Current or prospective parents will be pleased to know you have twenty four primary/secondaries within a one mile radius rated 'Good' or better by Ofsted, including the 'Outstanding' Greenleaf Primary just an eleven minute stroll away.
- The property comes chain free so we can get you in with the minimum of hassle.
- For your new local we'd recommend our favourite gastropub The Chequers (originally built in 1699), which you're lucky enough to have right around the corner.

