

## BORWICK AVENUE, WALTHAMSTOW

### Offers In Excess Of £750,000 Freehold 3 Bed House - End Terrace



#### Features:

- Three Bedrooms
- Victorian End of Terrace House
- Immaculately Presented
- Private Rear Garden
- First Floor Bathroom
- Chain Free
- Walking Distance to Blackhorse Road Station
- Near Lloyd Park

An immaculately appointed three bedroom Victorian end terrace with garden, beautifully finished throughout yet with scope for further development. Lloyd Park and Blackhorse Road station are both just a short stroll from your new front door.

Already extended to the rear, you also have the lovely loft space to explore, potentially following in your neighbours' footsteps and adding your own whole new storey (subject to the usual permissions).

REQUEST A VIEWING  
0203 397 9797

**E11, E7, E12 & E15**  
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**E4 & N17**  
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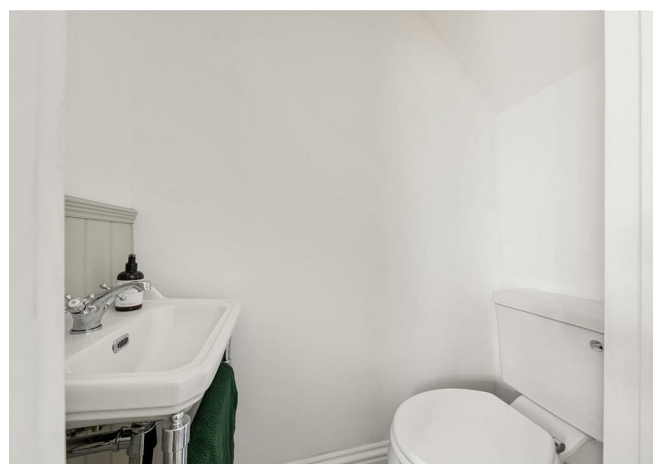
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IF YOU LIVED HERE...

First port of call and an immediate highlight will be your 135 square foot front lounge, brilliantly lit by a box bay window and home to high ceilings, original cornicing, smooth hardwood floors and an ornate mantel. Sublime. Next door your dedicated dining room's every bit as sumptuous, continuing the soft cream colour scheme and raising the tempting prospect of combining the two for a twenty four foot through lounge.

Next door and your kitchen/diner keeps the bar high. 180 square feet of mixed use space, all illuminated by its own bay window. In here you have more of that smooth, pale hardwood underfoot and plenty of natural light. Twin flanks of sleek, soft grey cabinetry blend seamlessly into the walls, home to integrated appliances and topped with matching work surfaces. Here's where you access your courtyard, and your ground floor's completed by a handy downstairs cloakroom.

Upstairs now, for your sleeping arrangements, and all three bedrooms are solid doubles, with the principal to the front coming in at an impressive 180 square feet, with vintage mantel, cast iron radiator and a constellation of recessed spotlights overhead. Your two remaining bedrooms are both substantial doubles (no boxrooms here) while your bathroom is a delectable affair with sage green

timber panelling from floor to hip, a vintage suite and matching geometrics underfoot.

Outside and there's so much that makes our borough so special just moments away. The landscaped gardens and open green spaces of Lloyd Park are just a third of a mile on foot, home to cafes, courts and a thriving Saturday market. Blackhorse Road station is just a ten minute stroll away, with direct, fifteen minute Victoria line connections to King's Cross putting the heart of London less than a half hour away on foot.

WHAT ELSE?

- Parents will be pleased to find no fewer than twenty six primary/secondary schools, all rated 'Outstanding' or 'Good' by Ofsted and all less than a mile away on foot.
- A barely overlooked, utterly secluded courtyard, your rear patio garden's also home to a sturdy brick shed, with plenty of potential for turning to all manner of uses.
- For your new local may we recommend The Bell? The pride of E17's gastropub fleet, here you'll find delicious food, fine wine and real ales served up in a family friendly atmosphere.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD  
E17 BRANCH MANAGER

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**Reception Room**  
13'3" x 10'2"

**Dining Room**  
10'11" x 8'0"

**WC**

**Kitchen/Breakfast Room**  
18'1" x 9'10"

**Bedroom**  
13'10" x 13'3"

**Bedroom**  
10'11" x 8'2"

**Bathroom**  
7'7" x 5'9"

**Bedroom**  
9'6" x 8'3"

**Garden**  
22'11"

**Shed**  
7'10" x 6'11"



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