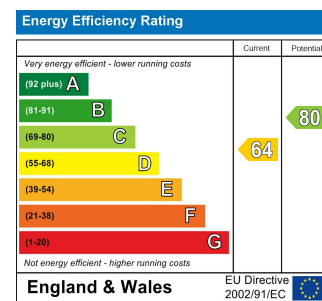




Total Area: 131.2 m<sup>2</sup> ... 1412 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



## WOLSEY AVENUE, WALTHAMSTOW

### Offers In Excess Of £875,000 Freehold

### 5 Bed House - Mid Terrace



#### Features:

- Five Bed Home
- Two Large Family Bathrooms
- Through Lounge
- Spacious Kitchen
- Over Three Floors
- 1,412 sq ft
- Sunny Rear Garden
- Close to Lloyd Park
- Short Walk to Walthamstow Central Station

A beautifully finished, five bedroom family home on a leafy, residential street in the heart of Walthamstow. Arranged over three floors and more than 1400 square foot of living space, you have twin bathrooms plus a private garden.

Walthamstow Central station is just a short stroll from your front door, for direct and speedy twenty minute connections to Liverpool Street and Oxford Circus via the Overground and Victoria line respectively. You're exceptionally well-connected here.

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0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

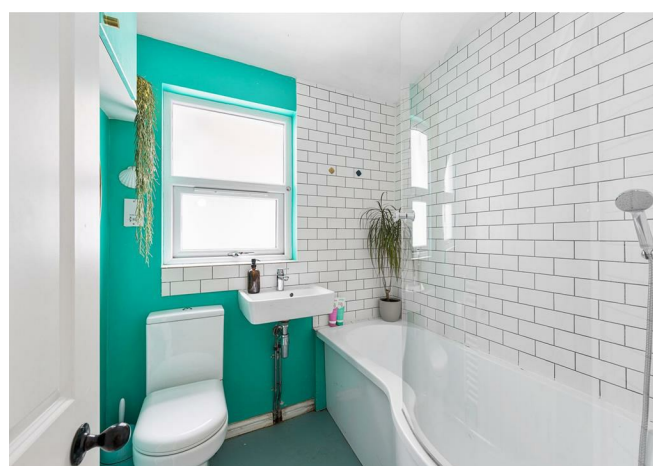
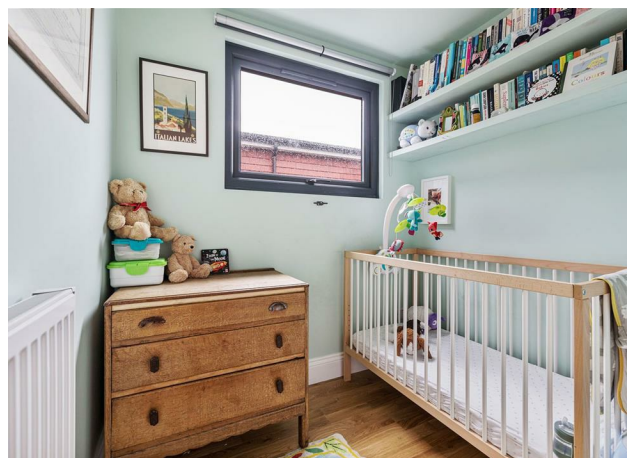
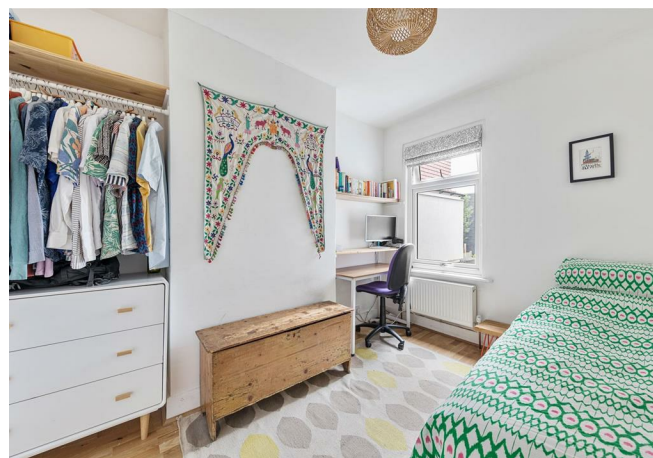
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#### IF YOU LIVED HERE...

Timeless vintage style blends effortlessly with modern designer flair throughout. Let's start in your substantial 250 square foot lounge, dual aspect and bright, in here blonde engineered hardwood runs underfoot and a classic, working woodburner nestles in an exposed brick hearth, with a handy blank hearth in the second chimney breast (an ideal log store).

Your kitchen/diner's another fine hosting space, with its own bay window, herringbone hardwood floors and a striking pastel mint paintjob. Sleek white cabinets sit under timber worktops and a classic white tiled backsplash. Your rear garden's accessed from here too - it's an artful combination of patio, lawn and decking. Back inside, and upstairs for your first set of bedrooms. Your principal bedroom's a gorgeous 175 square feet and beautifully bright, while two more sizeable doubles complete the first floor sleeping arrangements.

The first of your twin bathrooms features a mix of striking emerald green and immaculate metro tiling running from the teardrop shaped tub to the ceiling. There's a rainfall shower and secondary handset. Into your impressive loft conversion now, for a charming double penthouse sleeper, dual aspect and skylit with forest green timber panelling. Your artful loft's completed by your fifth bedroom, a smart single ideal for a home working space. Lastly, your

second bathroom's a sleek and chic shower room, complete with rainfall shower, freestanding tub, brass fittings and vertical letterbox tiling.

Outside and among the many landmarks on your doorstep is our gorgeous green gem of Lloyd Park, just five minutes away on foot. Here you'll find landscaped gardens, open green spaces, cafes, courts and an outdoor gym, as well as all manner of sports clubs and classes and a thriving Farmer's market every Saturday (great for fresh produce). Also close by, just a half mile on foot, are the multimillion pound sporting facilities of the Waltham Forest Feel Good Centre, complete with Olympic pool, state of the art gym, climbing wall, trampoline park and more. Life changing spots to have on your doorstep.

#### WHAT ELSE?

- Local schools are excellent and plentiful. You have four 'Outstanding' and twenty four 'Good' primary/secondary schools all less than a mile away on foot, with the much loved Greenleaf Primary literally around the corner.
- Walthamstow Village is well worth the twenty minute stroll of a weekend, for peaceful streets, historic architecture and a superb range of independent dining and wine establishments.
- Cyclists can follow protected cycleways along Forest Road to be at our 500 acre Walthamstow Wetlands, London's largest nature reserve, in just five minutes.



#### A WORD FROM THE OWNER...

"We have loved living at Wolsey Avenue. The house has great natural light, with the sun at the front of the house in the morning and in the garden in the evening. The new loft conversion has created an adults area, which is quiet and it's very relaxing lying in the bath looking out at the sky. The house is in the perfect location, close to two parks, all the amenities and a short walk to the station. We have lovely neighbours and fun street parties with many of the children on the street going to the same school. We will miss this home and the local area but want to move to the coast."

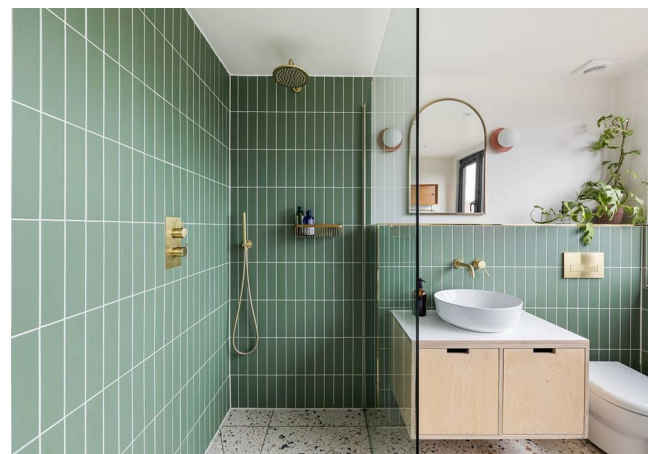
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**Reception Room**  
24'6" x 10'4"

**Kitchen / Diner**  
17'10" x 8'7"

**Bedroom**  
14'0" x 12'5"

**Bedroom**  
11'2" x 8'9"

**Bathroom**

**Bedroom**  
11'8" x 8'9"

**Bedroom**  
17'4" x 13'2"

**Bedroom**  
6'4" x 5'2"

**Bathroom**  
8'5" x 8'4"

**Garden**  
22'11"



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