

LEWIS AVENUE, WALTHAMSTOW

Offers In Excess Of £750,000 Freehold 5 Bed House



Features:

- Five Bedrooms
- Well Presented
- Lloyd Park Location
- Kitchen-Diner
- Two Bathrooms
- Stripped Wooden Floorboards

A fabulously finished five bedroom, two bathroom, brick fronted family home on a quiet no through road moments from Lloyd Park. With generous living spaces, designer details and a glorious garden, this is a unique and energy efficient home in a truly enviable spot.

Practical, spacious and full of surprises, this property will be a joy to live and make memories in for years to come.

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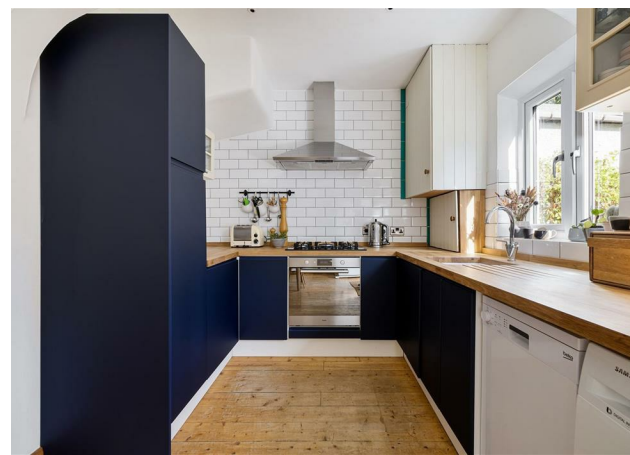
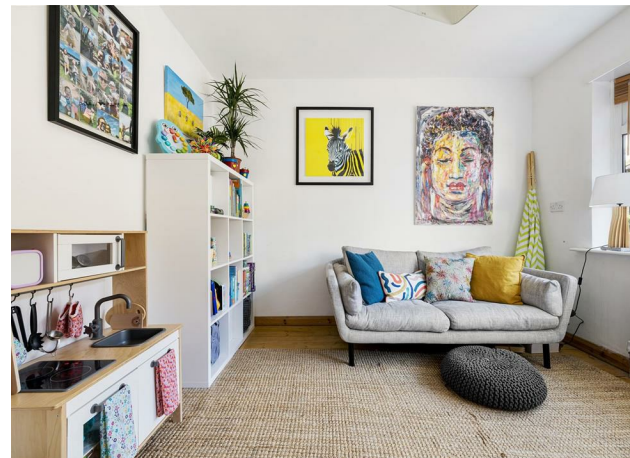
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IF YOU LIVED HERE...

In your welcoming hallway, you'll see the stairs with turned wood balustrade ahead, and two doors to your right. The first takes you into your reception room, with triple bay window to the front, and lovingly preserved original floorboards underfoot. The next door opens to your wonderful kitchen diner. More of those warm vintage floorboards lie underfoot, the finish mirrored by hardwood kitchen worktops. Your units are in deep blue, and splashbacks are tiled in metro white. The thoughtful renovations have achieved an EPC B rating, far higher than your regular terraced house with far lower utility bills.

Glass panelled doors fold open onto your secluded garden, with stone paving leading down to a neat lawn. A hidden garden room awaits you at the end, ideal for turning to all manner of uses. On your first floor, you'll find a pristine shower room, tiled in outsize white with matt black fittings including heated towel rail. There's a wall of stylish storage with twin sinks, and plenty of natural light. You have three bedrooms on this floor, the largest sitting to the front, with plush, soft carpet underfoot.

Your converted loft is home to two further bedrooms as well as your second bathroom. This is part tiled in striking monochrome, echoing the aesthetic of your shower room, with luxurious freestanding tub. Your bedroom to the rear

has a large Juliet balcony, and floor to ceiling sliding glass doors offering a beautiful, uninterrupted view of trees and greenery. Two large skylights maximise the natural light and visual impact of the front bedroom, with eaves storage, and soft neutral carpet underfoot.

It's just eight minutes' stroll to Lloyd Park, the green gem of Walthamstow always welcoming for a run, stroll or picnic. It's also home to cafes, courts, an outdoor gym, all manner of sports clubs and classes and, of course, the famous William Morris Gallery. A great spot to have on your doorstep. You're also a little over a mile on foot from Walthamstow Wetlands. Walthamstow Central and Blackhorse Road stations are both walkable as well as being served by several bus routes, and if you're driving the North Circular is handy close.

WHAT ELSE?

- Great schools nearby include Hillyfields in the Park, Chapel End Junior Academy, Winns Primary School and Greenleaf Primary.
- Your new local is The Dog & Duck, a friendly pub famed for its sourdough pizza.
- You're half a mile from Waltham Forest Feel Good Centre for fantastic sports facilities including a 25m pool with diving boards, state of the art gym, trampoline park, climbing wall and more.



A WORD FROM THE OWNER...

"We have loved living in our wonderful home, which has evolved with us as our family has grown. Unwinding with yoga in our loft room with "that view" and relaxing in the luxury bathtub are magical. The bright and airy eaves room makes work feel more calm and doubles up as a lovely space for guests. The study allows us to close the door and focus while the kitchen diner is a fun family space. Our girls love their "pink mountain" bunk room and their own playroom downstairs. We can escape in our garden - an urban oasis with an abundance of wildlife (including our resident robin) and the versatile garden room among the beautiful trees that stays cool in summer. The energy efficient and ventilation measures we have incorporated into the house mean bills are low and the house is healthy, in sunny months we actually get paid for generating electricity! Lewis Avenue is a friendly and caring cul-de-sac, and we are lucky to also be part of the Penrhyn People community, joining in the annual resident-organised street party centred around the green at the end of our road with games and home made treats. The whole area has benefited from the low traffic scheme that has cut traffic by 80% making walking and cycling around with the kids much calmer. We are surrounded by great nurseries and schools - we chose The Lloyd Park Centre and The Winns Primary School for their ethos and strong community and we love them both. The local library is a haven, and the doctors surgery and pharmacy are very close by. For shops we walk or cycle to Sainsbury's and of course the friendly local shops on Chingford Road."

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Reception Room
11'3" x 10'9"

Bedroom
5'8" x 8'2"

Kitchen/Diner
17'3" x 11'11"

Bathroom
6'10" x 5'8"

Bathroom
8'0" x 5'9"

Bedroom
10'2" x 8'8"

Bedroom
8'9" x 8'9"

Bedroom
13'7" x 8'0"

Bedroom
11'3" x 14'3"

Eaves Storage

Garden
approx. 63'11"



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