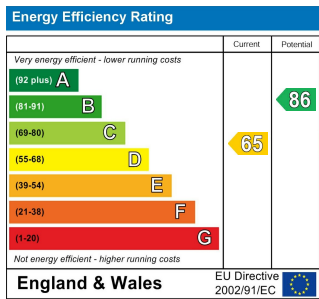


Total Area: 101.2 m² ... 1090 ft²

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.



WADHAM AVENUE, WALTHAMSTOW

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



Features:

- Three Bedroom Terrace
- 1930s Style
- Extended to the Ground Floor
- Beautifully Presented
- Stunning Rear Garden Over 100ft

Benefiting from easy access to Highams Park and Walthamstow, this beautifully designed three-bedroom 1930s terrace home comes in at an impressive 1090 square foot, where highlights include the spacious double-reception room, show-stopping dine-in kitchen, ground floor WC, first floor bathroom and immaculate finish throughout. At the rear there's a stunning garden bursting with leafy foliage. It's all ready to enjoy from the moment you move in.

E11, E7, E12 & E15
hello11@stowbrothers.com
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

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

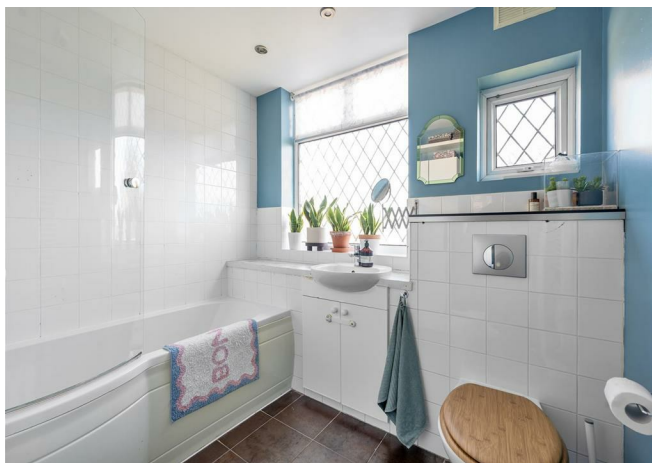
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

You'll love heading home and approaching your classically 1930s home with its timeless frontage. Beyond, your hallway makes an immediate impression with its gorgeous colour scheme and considered touches such as the radiator cover, tiling and wood panelling.

The previous owner has done a remarkable job in making sure the property has stayed true to its 1930s roots while also allowing modern updates to shine through, as you'll see in the bright double-reception room.

Meanwhile, at the rear your kitchen is a masterclass in design, with its thoughtful colour palette and features such as the timber panelling. You'll love the fact that you have a WC on the ground floor, especially when you're using your large garden, where you can sit on the patio and enjoy the view of those epically mature trees.

You'll find more lovely design upstairs, where the two double bedrooms are perfectly balanced, and the third smaller room a cosy den thanks to its eye-catching oriel window. The family bathroom is smart and modern with an over-tub shower.

Head back outside and enjoy having easy access to both Epping Forest and Lloyd Park. Stroll a few minutes beyond the latter and you'll reach the many, many high-quality eateries of the neighbourhood's main thoroughfare, Hoe Street. Alternatively, head north for the amenities of Highams Park, including the station which is less than a mile from your front door. Here you can hop on the Overground and reach Liverpool Street in just over 20 mins.

WHAT ELSE?

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in eye-pleasing surroundings. It's just 16 minutes on foot.
- Parents will be pleased to know you have an abundance of great schools nearby, one of the reasons why the area is so popular with young families.
- For a true sense of community head to Wadham Lodge to see the mighty Walthamstow FC in action, one of the most stylish teams in London thanks to their William Morris collaboration kit. Their ground is a mere 12 minute stroll away.



A WORD FROM THE OWNERS...

"We have loved living here as a young family and have enjoyed our very sunny garden throughout all the seasons. There are mature fruit trees at the end of the garden, and it measures 30 metres in total! The house offers plenty of storage space throughout, as well as a large shed and loft. It's a fantastic space for entertaining, especially in the spacious open-plan lounge and kitchen. The bifold doors leading into the garden are amazing in the summer months, perfect for BBQs and garden parties. There's a large playground, Kitchener Park, just a 5-minute walk away, and Highams Park Overground station and shops are only a 15-minute walk. The large Sainsbury's and local gym are also within a 15-minute walk. We're fortunate to have a wide variety of bus routes nearby as well. Resident parking ensures there's always a space, and we've never had any issues with friends and family finding spots. There are also lots of friendly neighbours, which is a real bonus."

REQUEST A VIEWING
0203 397 9797

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 9797

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM



Reception

12'3" x 24'11"

Kitchen/ Diner

16'11" x 19'11"

WC

Storage

Bedroom

11'8" x 11'6"

Bedroom

10'10" x 11'4"

Bedroom

6'4" x 9'6"

Bathroom

7'7" x 6'6"

Garden

108'1" x 18'8"



REQUEST A VIEWING
0203 397 9797

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM