

Reception
12'4" x 13'11"

Reception
12'4" x 13'7"

Kitchen
7'6" x 11'6"

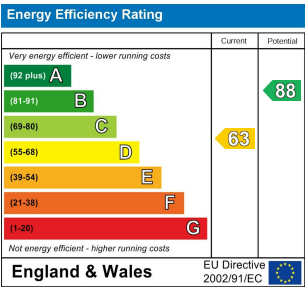
Bedroom 1
10'0" x 11'6"

Bedroom 2
11'6" x 13'7"

Bedroom 3
6'2" x 9'10" x 15'5"

Bathroom
7'6" x 6'7"

Garden
86'11" x 19'4"



WADHAM AVENUE, WALTHAMSTOW
Offers In Excess Of £565,000 Freehold
3 Bed House



Features:

- Three Bedroom House
- Beatifully Presented
- Large Rear Garden
- Original Features
- West Facing Garden
- Highams Park Lake

Set on a peaceful residential street, this beautifully presented three-bedroom home offers a harmonious blend of charm and comfort. Inside, original features add texture and interest, while outside, a large west-facing garden catches the afternoon sun, ideal for relaxing or entertaining. Whether you're drawn to the generous outdoor space, the period details, or the sense of calm that surrounds the home, this is a place that promises both style and sanctuary. Highams Park Lake is also just a short stroll away, offering scenic walks and a welcome escape from the everyday.

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IF YOU LIVED HERE...

Step into a home of warmth and charm, where natural materials and period details set the tone. The hallway leads the eye all the way through to the garden beyond, with exposed timber flooring, original woodwork, and elegant architectural touches.

Two well-proportioned reception rooms sit on either side, each with its own atmosphere. At the front, the bay-windowed lounge is flooded with light and centred around a characterful fireplace, while to the rear, a generous dining area opens onto the garden via glazed doors, creating effortless flow between indoors and out. The layout already works well, but there's exciting potential (STPP) to open the kitchen and reception rooms into one expansive living area that connects seamlessly to the outside, perfect for modern living and entertaining.

The kitchen is a neat galley layout with generous worktop space, ample storage, and direct access to the patio. As it stands, it's highly functional, though there's real scope to redesign and reconfigure to suit your style. Beyond, the garden unfolds with surprising scale, a deep lawn framed by mature greenery and a paved terrace at the rear end. With a little imagination, this could be transformed into something truly special.

Upstairs are three bedrooms, two doubles and a charming single. The main bedroom is spacious and calm, with plenty of room to add built-in storage. A bright rear-facing

double enjoys garden views, while the third room is ideal as a nursery, dressing room or home office. A stylish bathroom completes the layout, with soft sea glass blue tiling and a calm, well-composed finish.

The surrounding area offers a fantastic mix of independent spots, green space, and community favourites. Biba & Wren is a much-loved café with a relaxed feel, while VINO Tap serves up carefully selected wines in a cosy setting. The Royal Oak is a local gem—charming and known for its warm atmosphere.

Lloyd Park offers open lawns, tennis courts and a gallery, while the Waltham Forest Feel Good Centre has everything from swimming to fitness classes. Highams Park Lake, with its tree-lined paths and tranquil views, is ideal for a peaceful stroll. Epping Forest is also close by for longer walks or weekend escapes. There are plenty of schools nearby, including the outstanding Selwyn Primary. It's easy to reach Walthamstow too, home to the new Soho Theatre, a growing food scene, and a thriving cultural hub.

WHAT ELSE?

Highams Park Station is within walking distance, offering direct links into the City and beyond. A number of bus routes also run nearby, connecting you easily to surrounding neighbourhoods and transport hubs, including Walthamstow Central, Leytonstone, and Chingford.



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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