



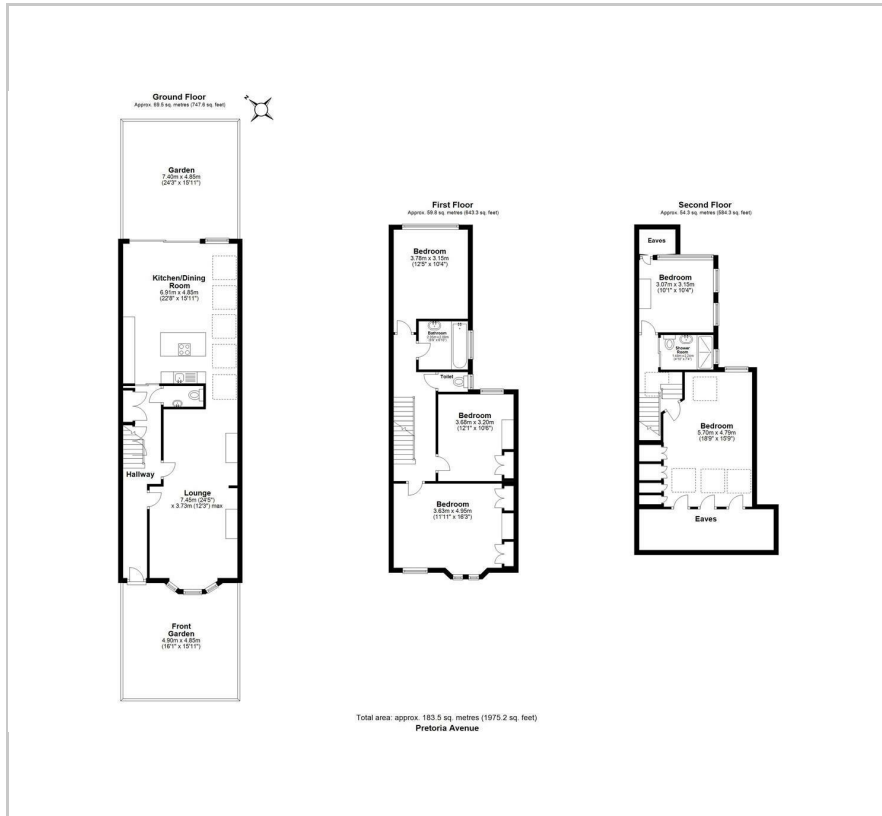
Pretoria Avenue

, London, E17 7DE

Offers in excess of £1,300,000



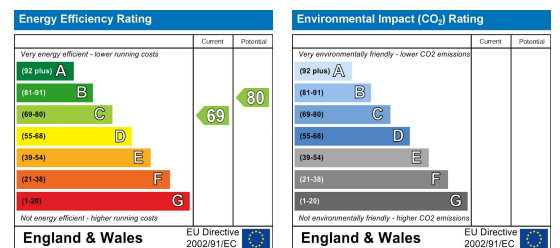
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Victorian 'Premium' Warner Build With Original Features
- Prime Location On Tree-Lined Pretoria Avenue, Great Transport Links
- Just Under 2000sqft Of Great Entertaining And Family Living Space Warner Build Property
- EPC Rating: C
- 5 Double Bedrooms, 4 Bathrooms/Wcs
- Fully Extended And Renovated Family Home
- Many Smart Home Features



Occupying a prime position on Pretoria Avenue - one of Walthamstow's most sought-after tree lined streets - is this superbly renovated five bedroom three bathroom Victorian home.

The house has been extended on the ground floor, opening to a spacious garden and a bright third storey has been added to create an impressive additional master bedroom, light filled fifth bedroom and bathroom. It boasts stunning brickwork to the front which has recently been lovingly restored to its original glory by a master craftsman and also includes triple glazed sash windows across both floors of the front elevation giving tremendous curb appeal.

The spacious reception room sits at the front of the plan, full of natural light from the bay window. Pine floorboards run underfoot and the working Art Deco fireplace featuring original William Morris tiles is the centre piece of this charming room. An adjoining second reception room flows seamlessly into the contemporary ground floor extension, which can also be reached via the main hallway. A guest WC sits just off the main hallway.

The open plan kitchen and dining room are the real centre of the home with the rear and side extensions offering space for dining and entertaining friends and family. The kitchen has been finished to a high standard in keeping with the rest of the property and includes underfloor heating, Mandarin Stone tiles underfoot and a wealth of integrated appliances. The kitchen itself was designed by Toby Mower and features contemporary birch-ply units and an integrated Bora hob with low-level extraction.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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