



## Wadham Avenue

Approximate Gross Internal Area  
Ground Floor = 66.7 sq m / 719 sq ft  
First Floor = 41.5 sq m / 447 sq ft  
Second Floor = 36.9 sq m / 398 sq ft  
Total = 145.2 sq m / 1564 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Directions

## Contact

125 Hoe Street  
London  
E17 4RX

E: sales@hcolondon.com

T: 02085 210 755

hcolondon.com



4 Bed  
House - End Terrace  
located in





# 23 Wadham Avenue

London  
E17 4UG

Price Guide £675,000  
Freehold



FOUR BEDROOM END OF TERRACED HOUSE --- 5 METRE EXTENDED KITCHEN DINER --- SUMMER HOUSE --- 1.45.2 SQ M --- ONE BATHROOM & SEPERATE SHOWER ROOM --- TWO CAR DRIVEWAY --- WELL PRESENTED & SPCACIOUS --- ARRANGED OVER THREE FLOORS --- LARGE REAR GARDEN WITH PATIO --- SIDE ENTRANCE --- UNDER FLOOR HEATING ON THE GROUND EXTENSION

OFFERS IN EXCESS OF £675,000.

Nestled in the charming neighbourhood of Wadham Avenue, London, this delightful terraced house presents an excellent opportunity for families or individuals seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property offers ample space for relaxation and personalisation, making it ideal for both growing families and those who enjoy hosting guests.

The terraced design of the house not only enhances its character but also fosters a sense of community within the area. While the property spans a generous footprint, the layout is designed to maximise space and functionality, ensuring that every corner of the home is utilised effectively.

