






Priory Avenue, Walthamstow, London, E17

Offers In Excess Of £875,000

FOR SALE

 2  1  3

Freehold

- 3 Bedroom Victorian terraced house
- 2 Reception rooms
- Kitchen/diner
- Double glazing & gas central heating
- Walthamstow Central station: 0.1 mile
- Walthamstow village closeby
- EPC rating: C (69)
- Council tax band: D
- Rear garden: approx 50ft
- Internal: 1173 sq ft (109 sq m)

Spacious 3 bedroom family home with a large rear garden in a location that puts everything you need on your doorstep.

This feels like a great home to walk into and has some lovely Victorian features including coving in the hallway and one of the reception rooms and 2 pretty fireplaces upstairs.

The 2 reception rooms are light and airy and give plenty of space for family to all get together but also have space to do their own thing.

The kitchen's a good size and well lit from 2 windows which look out over the garden which is mostly laid to lawn and gets the sun all day. Word is you'll probably receive seasonal kiwis and apples grown by the neighbours! Upstairs is a fresh feeling family bathroom and 3 large double bedrooms, 1 with built in storage and those lovely fireplaces.

It's a good avenue. There's a supportive network of neighbours here and some fantastic places to explore by bike or on foot, including Lloyd Park and the many great festivals held there, the Wetlands, Olympic Park and Epping Forest. There're lots of good primary and secondary schools in the area and plenty of sports and wellness facilities too.

You're well connected for transport with Walthamstow Central station and bus station a few minutes walk away, and Queen's Road station a 5 minute walk. You'll find an amazing range of shops, cafes and restaurants on Hoe Street and the wonderful Walthamstow village is on the doorstep too, where you'll be spoilt for choice. Faves include Buhler & Co for breakfast, Bargo for cocktails, The Queens Arms, Wildcard Brewery and the Nag's Head.

An excellent family home in a culturally rich area and everything nearby. Shall we take a look?

Priory Avenue, Walthamstow, London, E17

DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to all ground floor rooms.

Reception Room

13'10 x 13'5

Dining Room

11'7 x 11'5

Doors to rear garden.

Kitchen/Diner

20'11 x 8'11

Door to rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

17'2 x 13'10

Bedroom Two

18'4 max x 9'0

Bedroom Three

11'7 x 11'4

First Floor Bathroom

6'10 x 6'8

Rear Garden

approx 50'

Additional Information:

Local Authority: London Borough Of Waltham

Forest

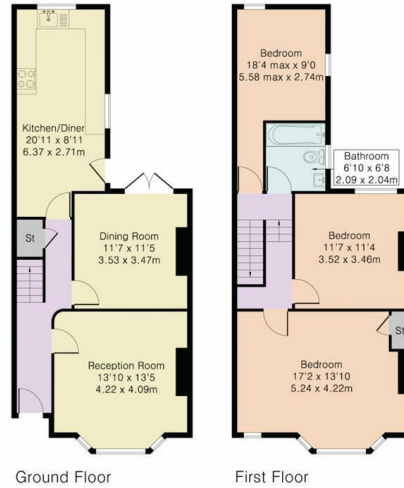
Council Tax Band: D

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

Approximate Gross Internal Area 1173 sq ft – 109 sq m
Ground Floor Area 583 sq ft – 54 sq m
First Floor Area 590 sq ft – 55 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

MAP



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

