






## Priory Avenue, Walthamstow, London, E17

Offers In Excess Of £875,000

Freehold

**FOR SALE**

 2  1  4

- 4 Bedroom Victorian mid terrace house
- 2 Reception rooms
- Loft Conversion
- Utility area & ground floor WC
- Double glazing & gas central heating
- Close to Walthamstow Village
- Walthamstow Central Victoria line station: 0.1 mile walk
- Council tax band: C
- Rear garden: Approx 35ft with Outbuilding
- Internal: 1417 sq ft (132 sq m)

A substantial four bedroom terraced house on Priory Avenue.

Extended on the ground floor and into the loft, this property stretches to in excess of 1200 square feet, meaning it has plenty of room for a growing family. To the front there is a reception room with shuttered bay window, and a brick chimney breast acting as a focal point. Directly behind sits the dining room - easily able to accommodate the family at mealtimes - which leads seamlessly out to the fitted kitchen to the rear. The ground floor is rounded off by an uber handy utility room and a WC.

The four bedrooms are spread across the upper two floors. On the first there are two solid doubles (both with bay windows) and a single, together with a four piece family bathroom, with separate shower cubicle.

Ascend to the second floor and you'll discover the final bedroom, which offers fantastic views across the rooftops of E17 and beyond.

The private rear garden is a delight. There is a low maintenance artificial lawn plus two paved patio areas - perfect for enjoying a glass of something cold on a summer evening. Wander past the raised flower beds and you come to the garden room at the far end. It's currently configured as a workshop but could be used for a myriad of other things.

The location of this home is pretty hard to beat. It's literally a few minutes' walk from both Walthamstow Central and Queens Road stations (so that's the morning commute sorted) plus being within a hop, skip and a jump of the Village and High Street. So whether it's work or leisure, this property is ideally situated.

A great family home. Shall we take a look...?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to reception room, dining room & utility room.

### Ground Floor WC

### Reception Room

11'11" x 10'9"

### Dining Room

13'7" x 9'7"

Open to:

### Kitchen

11'5" x 11'5"

Door to study/office. Open to:

### Utility Area

7'10" x 4'10"

Door to ground floor wc & rear garden.

### Study/Office

7'11" x 6'8"

Open to kitchen.

### First Floor Landing

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

### Bedroom One

14'3" x 9'3"

### Bedroom Two

13'7" x 10'9"

### Bedroom Three

7'8" x 5'10"

### First Floor Bathroom

8'5" x 7'2"

### Second Floor Landing (Loft)

Door to:

### Bedroom Four

14'7" x 10'6"

### Rear Garden

approx 35'

Access to:

### Outbuilding

14'5" x 8'10"

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: C (69)

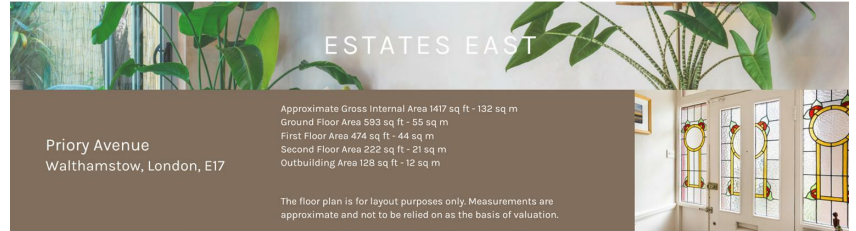
### Notice:

All photographs are provided for guidance only.

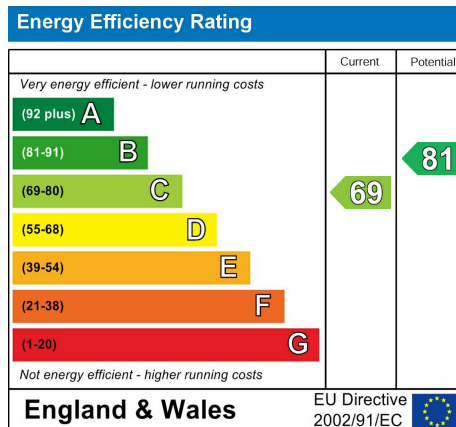
### Disclaimer:

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## FLOORPLAN



## EPC RATING



## MAP



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