



Chestnut Avenue South, Walthamstow, London, E17

FOR SALE

Offers In Excess Of £925,000

 2  2  4

Freehold

- 4 Bedroom Victorian terraced house
- 2 Reception rooms
- Kitchen-diner & loft conversion
- Gas central heating with new boiler
- Wood Street Overground station: 0.4 mile
- Close to Walthamstow Village
- EPC rating: D (68) & Council tax band: D
- South-east facing rear garden: approx 50ft
- Chain-free
- Internal: 1353 sq ft (126 sq m)

Spacious, light-filled and stylish. A beautiful Victorian family home with woody textures and original features ideally located between Walthamstow Village and Wood Street.

The large dual aspect, open-plan reception rooms, with engineered hardwood floors and simple décor, set a calm tone that continues throughout the 1,350 square feet of living space. Set over 3 floors and brimming with original features, the whole house is lovingly renovated to a high standard.

To the rear, the kitchen-diner is full of natural light with dark slate floors and solid wood worktops, contrasting with sleek cabinets that pack plenty of storage space. French doors open to the large, lush south-east facing garden, landscaped by the owners. And there's the convenience of a downstairs WC. Upstairs are 3 double bedrooms, including a roomy master bedroom with bay window, fireplace and restored Victorian floorboards. The family bathroom includes encaustic handmade floor tiles and a powerful Aqualisa shower.

An exposed brick wall leads to the large loft conversion, installed in 2019. Flooded with light, it's a quiet, calm space with bespoke storage and a contemporary ensuite, also finished with handmade tiles and high-spec fittings.

It's a quiet but friendly street, with different generations coming together for street parties and play streets. Living here offers much of what you're likely to want within walking distance, including many highly rated primary and secondary schools, such as the much loved Henry Maynard and St Mary's. Acres of nature are on your doorstep with Epping Forest and Hollow Ponds 5 minutes away, and there's a rich variety of independent shops, cafes, markets and pubs in the historical Walthamstow Village or lively Wood Street. Wood Street Overground, which gets you to Liverpool Street in 20 minutes, and Walthamstow Central, for the Victoria line, are both between 10 - 15 minutes' walk. It's all very close, very convenient, very lovely and chain-free.

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to ground floor wc, reception room two and kitchen/diner.

Ground Floor WC

Reception Room One

13'3 x 11'3

Open to:

Reception Room Two

11'0 x 9'3

Open to reception room one.

Kitchen/Diner

17'9 x 9'3

Doors to rear garden.

First Floor Landing

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

Bedroom One

14'5 x 13'3

Bedroom Two

11'0 x 9'2

Bedroom Three

9'3 x 8'9

First Floor Bathroom

8'9 x 5'6

Second Floor Landing (Loft)

Door to:

Bedroom Four

28'5 x 11'6

Open to:

En-Suite

11'11 x 8'9

Open to bedroom four.

Rear Garden (South-east facing)

approx 50'

Additional Information:

Local Authority: London Borough Of Waltham Forest
Council Tax Band: D

Notice:

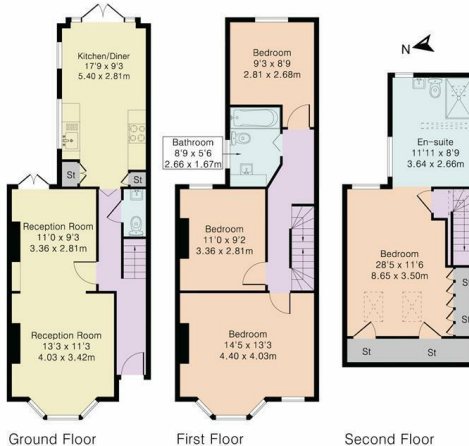
All photographs are provided for guidance only.

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

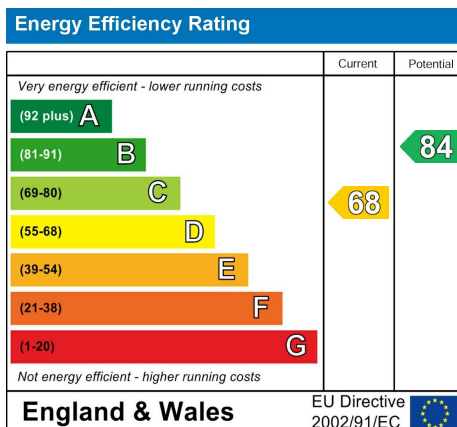
Approximate Gross Internal Area 1353 sq ft – 126 sq m
Ground Floor Area 505 sq ft – 47 sq m
First Floor Area 514 sq ft – 48 sq m
Second Floor Area 334 sq ft – 31 sq m



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



MAP



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