



Total Area (Excluding Eaves Storage): 120.7 m<sup>2</sup> ... 1300 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception  
10'9" x 13'2"

Reception  
11'6" x 10'10"

Kitchen/Diner  
8'6" x 20'10"

Bedroom  
14'3" x 13'2"

Bedroom  
8'9" x 10'11"

Bedroom  
9'0" x 6'3"

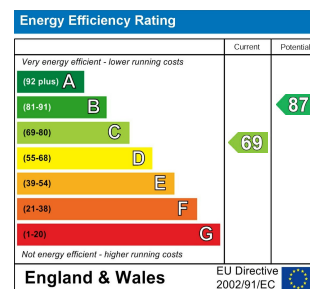
Bedroom  
12'11" x 12'9"

Bedroom  
8'7" x 11'0"

Bathroom  
with bathtub

Bathroom

Garden  
20'0" x 14'7"



## FARNBOROUGH AVENUE, WALTHAMSTOW Offers In Excess Of £900,000 Freehold 5 Bed House - Mid Terrace



### Features:

- Five Bedroom Bay Fronted Freehold House
- Large Skylit Kitchen Diner
- Two Receptions
- Two Bathrooms
- Private Block Paved Patio Garden
- Moments to Blackhorse Road Station
- Close to the Walthamstow Wetlands
- Chain-Free
- Period Property

A handsome five-bedroom bay fronted freehold house, set within easy reach of Blackhorse Road and the wide-open calm of Walthamstow Wetlands. Arranged across three generous floors, with two receptions, two bathrooms, a large skylit kitchen diner and a private block paved garden, this is a home with space, flexibility and a lovely sense of everyday ease.

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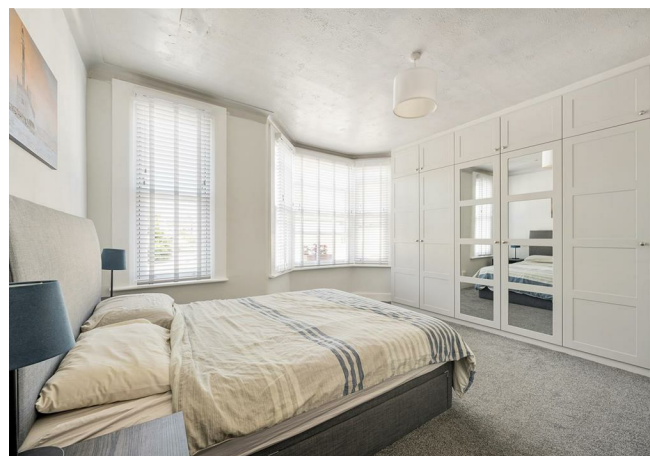
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#### IF YOU LIVED HERE...

You'd step in through the porch to a welcoming hallway, with the two reception rooms arranged at the front of the house. The bay fronted reception has a warm, characterful feel, with wooden flooring, a feature fireplace and plenty of natural light, while the second reception gives you useful flexibility as a snug, study, playroom or separate dining space.

To the rear, the kitchen diner stretches out beautifully, creating a generous everyday hub. Skylights draw daylight down from above, while the pale cabinetry, tiled finishes and long run of worktop space make it feel practical and easy to use. There's plenty of room for dining, and French doors open straight onto the private block paved patio garden, giving the space a natural connection to the outdoors.

Upstairs, the first floor is home to three bedrooms and a bathroom with a rain shower above the bathtub, with the principal bedroom being generous with a bay frontage. The loft level adds

two further bedrooms, a shower room and eaves storage, making the layout particularly well suited to family life, guests or working from home.

#### WHAT ELSE?

- Blackhorse Road station is moments away, with Victoria line and Overground connections for simple journeys across London.

- Walthamstow Wetlands is close by for weekend walks, birdwatching and a proper dose of open space.

- You're well placed for the Blackhorse Lane creative pocket, with Big Penny Social, independent cafés and neighbourhood spots nearby.



#### WORD FROM THE OWNER...

"This was our first home and we have loved our nearly five years in Walthamstow. The neighbours have been warm and welcoming, and had plenty of helpful advice for first-time owners through our renovation projects. We've spent many happy hours in the local Lloyd Park, and loved walking/running in the Walthamstow Wetlands. The local rock climbing gyms, coffee shops and a nearby supermarket have all been big parts of our day-to-day lives as well. We chose this spot for its perfect mix of community, space, and access to central London for work and fun. We'll be sad to leave it behind."

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