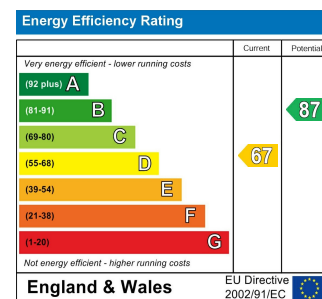
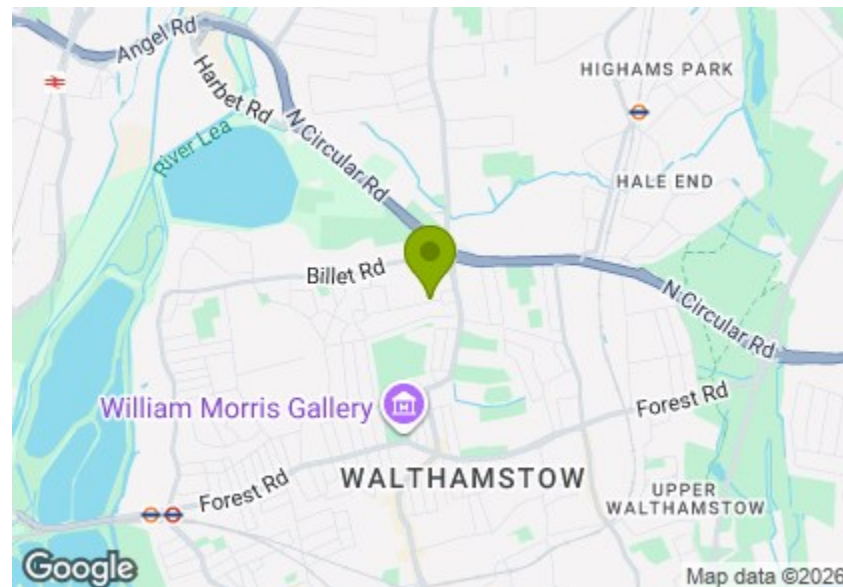




Total Area: 109.0 m<sup>2</sup> ... 1174 ft<sup>2</sup>

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.



## PENRHYN AVENUE, WALTHAMSTOW

### Offers In Excess Of £850,000 Freehold

#### 4 Bed House - Mid Terrace



#### Features:

- Four Bedrooms
- Warner House
- Arranged Over Three Floors
- Beautifully Presented
- Extended Kitchen Diner
- Large Rear Garden
- Two Bathrooms
- Lloyd Park Location

An immaculately imagined four bedroom family home. Packed with picturesque period charm and enchantingly envisioned for modern living. Highlights include a luxurious loft conversion, showstopping extended kitchen/diner and a vast green garden.

Your tranquil new sanctuary is perfectly positioned, close to the landscaped greenery of Lloyd Park and surrounded by Ofsted rated 'Outstanding' schools and nurseries.

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0203 369 6444

**E17 & E10**  
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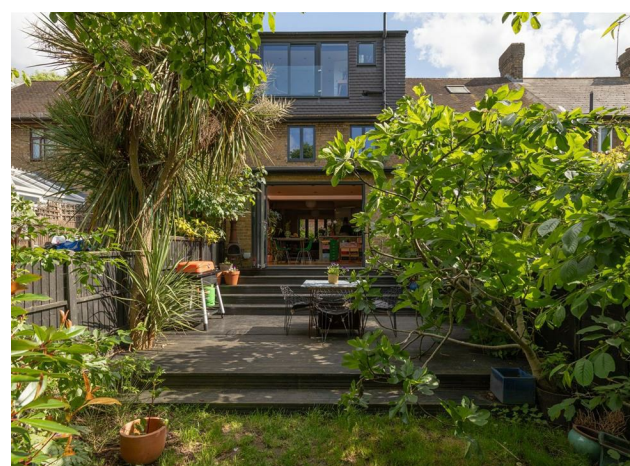
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#### IF YOU LIVED HERE...

You'll be charmed by your characterful brick frontage, draped in wonderful wisteria reminiscent of a country cottage. Inside, your thirty six foot, dual aspect kitchen, dining and living area are sure to become the heart of your home. Hosting will be a joy in your artfully aligned kitchen, where rows of smooth grey cabinets are topped with granite style worktops. It's all finished with a kitchen island with integrated hob, perfect for chatting and cooking. The expansive open plan space is showered in light from a bow window at the front, a skylight, and bountiful bifold doors to the rear.

Throw these back for your 100 square foot flourishing garden. Beyond your rich wooden decking, a luscious lawn rolls out, flanked by enchanting established trees. The perfect peaceful place to stretch out on a summer's day. Heading upstairs your pristine family bathroom is decked out in sparkling white square tiling. A dreamily deep tub with overhead rainfall shower, sits across from a playful feature sink. Your first bedroom is 170 square feet and features deep Brunswick green acrylic flooring flowing underfoot. Your second is a sizeable 100 square feet and your third is a versatile 40 square feet and could be a child's room or home office.

The luxurious loft conversion is sure to be in high demand, with sliding floor to ceiling windows and verdant views of the treetops. It's easy to forget you're in London. Crisp white walls and recessed spotlights, give way to two skylights flooding the 240 square foot sanctuary in still more natural light. Your convenient en suite is home to a large stand alone shower and is surrounded by soft grey marble style tiling. The perfect place

to rinse the cares of the day away.

Outside, the lavishly landscaped Lloyd Park is just a five minute stroll away - a much-loved community hub. Featuring stretches of parkland, a charming cafe, themed events, yoga classes, book clubs and much more. On site you will also find the William Morris Museum, sharing the legacy of one of our most famous past residents and also showcasing new artistic talent in the gallery. For venturing further afield Walthamstow Central Underground Station is thirty minutes on foot or just a ten minute cycle. Here you can pick up the speedy Central Line to Liverpool Street and the West End beyond.

#### WHAT ELSE?

- You have four Ofsted rated 'Outstanding' schools within a mile, with the nearest, Selwyn Primary, just a twenty minute leisurely stroll away.
- The Waltham Forest Feel Good leisure centre, is just eleven minutes away on foot. There's something to please everyone in the family, from swimming, a large gym, classes, a spa, rock climbing and even a soft play centre for the little ones.
- Your new local could be the family friendly Dog & Duck pub. Their delicious sourdough pizzas and fun quiz nights are just a four minute walk away.



#### A WORD FROM THE OWNER...

We have loved living in this home, it was our first house as a family and the garden is a dream. We couldn't believe it when we first saw it - we didn't know gardens like this existed in London. The garden is very mature including an 100 year old pear tree, a large fig tree, 2 cherry trees, & 4 olive trees. It's been an epic place to host friends and family. With kids running up and down, climbing trees or hanging in the tree swing. We also planted a mature magnolia at the front and we now have 5 year old flowering wisteria arching over the windows and door.

We have loved living in the top room with only a view of the tree tops. It's a great way to start the day. We use Lloyd Park every day for dog walks, coffees at Deeneys and play dates. We are also surrounded by really good primary schools (we choose Hillfields in the Park for its amazing facilities). There are loads of great nurseries and a Montessori and a doctors at the end of the road.

The road has a strong community and a large street party organised every year by the residents. We have really amazing neighbours. The area has turned into Walthamstow's newest Low Traffic Neighbourhood (LTN). Which makes cycling and walking around relaxing. A 5 minutes walk to Walthamstow's hipster football. Or a 2 minute walk to the Dog & Duck (best combined). It's also a 15 minute drive into Epping Forest if you want to escape the city.

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**Garden**  
10'4" x 17'0"

**Hall**

**Storage**

**Reception Room**  
11'3" x 10'8"

**Kitchen**  
17'1" x 12'5"

**Reception Room**  
11'6" x 12'9"

**Bedroom**  
5'8" x 7'3"

**Bedroom**  
11'2" x 14'4"

**Bedroom**  
11'3" x 8'8"

**Bathroom**  
6'4" x 5'9"

**Bedroom**  
14'10" x 16'3"

**Eaves Storage**

**Ensuite**



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