



## Williams Avenue, Walthamstow, London, E17

Offers In Excess Of £480,000

**FOR SALE**

1 1 2

Freehold

- 2 Double bedroom end of terrace house
- Double glazed & gas central heating
- Potential for further development STPP
- Blackhorse Road Tube station: 1 mile
- Close to local schools & amenities
- EPC rating: D (63)
- Council tax band: C
- South-facing rear garden: approx 65'7 x 21'4
- Off street parking
- Internal: 638 sq ft (60 sq m)

This charming two-bedroom end-of-terrace freehold home presents a rare opportunity to secure a property with exceptional character, a substantial south-facing garden and outstanding scope for future extension and enhancement.

From the moment you step inside, the home's warmth is evident, highlighted by original floorboards running through the living spaces. The ground floor features a bright reception room leading through to a well-maintained kitchen and bathroom, while the first floor hosts two generous double bedrooms, each offering a comfortable and airy retreat.

The defining feature of this property is undoubtedly its impressive outdoor space. The expansive south-facing rear garden is a sun-drenched haven, ideal for entertaining, gardening or simply relaxing outdoors. Thanks to its end-of-terrace position, the property offers exceptional scope for side and rear extensions (subject to the usual planning permissions), while still retaining substantial garden space and off-street parking potential – creating an exciting opportunity for buyers looking to create a long-term family home.

Situated within a friendly and well-established neighbourhood, the property is perfectly placed to enjoy the best of E17. Lloyd Park, home to the William Morris Gallery and popular Saturday market, is just a short stroll away, while the Walthamstow Wetlands and reservoirs provide excellent walking and cycling routes nearby.

Blackhorse Road station is approximately one mile away and the area is well served by excellent bus links, providing easy access into Central London. Residents can also enjoy the increasingly popular Blackhorse Beer Mile, the independent cafés and shops of Walthamstow Village and the famous local market.

Shall we take a look?

# Williams Avenue, Walthamstow, London, E17

## DIMENSIONS

### Reception Room

14'3 x 13'2 (4.34m x 4.01m)

### Kitchen

8'10 x 8'6 (2.69m x 2.59m)

### Ground Floor Bathroom

5'5 x 5'4 (1.65m x 1.63m)

### Bedroom One

14'3 x 12'0 (4.34m x 3.66m)

### Bedroom Two

14'3 x 10'3 (4.34m x 3.12m)

### South-Facing Rear Garden

65'7 x 21'4 (19.99m x 6.50m)

### Shed

9'10 x 8'2 (3.00m x 2.49m)

### Off street parking

Driveway to front.

### Additional Information:

Local Authority: London Borough Of Waltham Forest

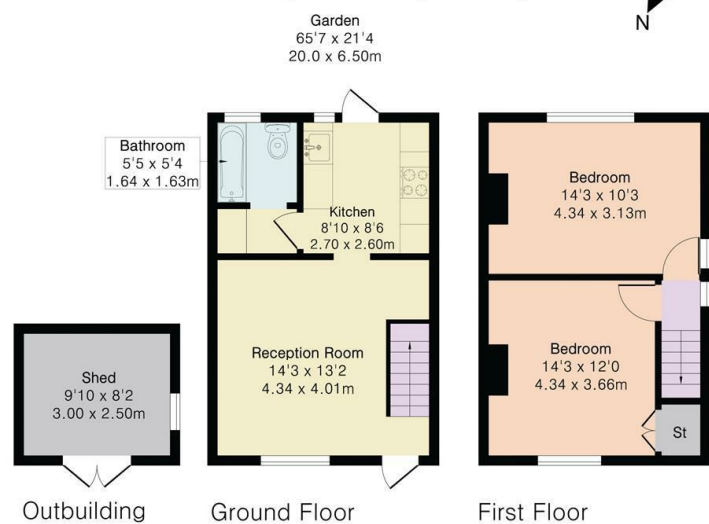
## FLOORPLAN

### Approximate Gross Internal Area 638 sq ft - 60 sq m (Excluding Outbuilding)

Ground Floor Area 319 sq ft - 30 sq m

First Floor Area 319 sq ft - 30 sq m

Outbuilding Area 80 sq ft - 8 sq m



### Disclaimer:

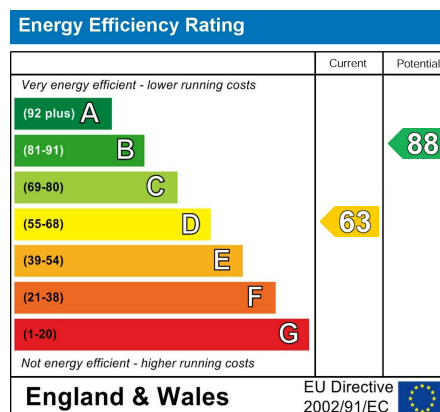
We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no guarantee is given on the 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



## LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

