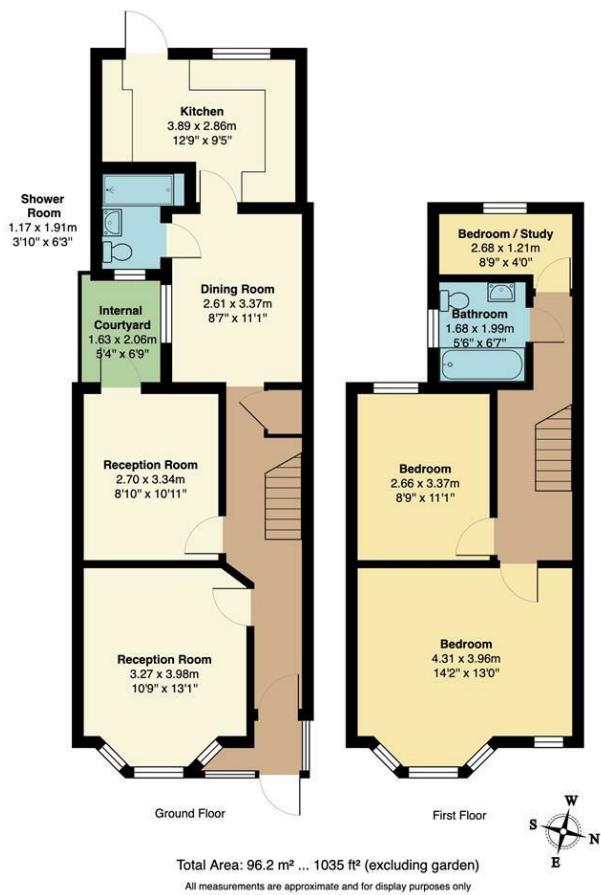




Reception Room
10'8" x 13'0"

Reception Room
8'10" x 10'11"

Internal Courtyard
5'4" x 6'9"

Shower Room
3'10" x 6'3"

Dining Room
8'6" x 11'0"

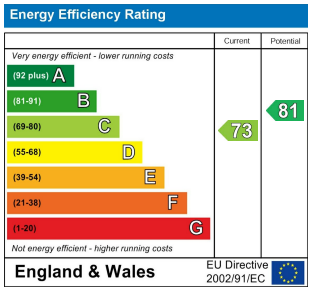
Kitchen
12'9" x 9'4"

Bedroom
14'1" x 12'11"

Bedroom
8'8" x 11'0"

Bedroom / Study
8'9" x 3'11"

Bathroom
5'6" x 6'6"



PEMBAR AVENUE, WALTHAMSTOW
Offers In Excess Of £725,000 Freehold
3 Bed House



Features:

- 3 Minute (approx.) Walk To Blackhorse Road Station
- South-facing Private Rear Garden - Not Overlooked
- Victorian Terrace
- Three Bedrooms
- Two Receptions
- Dining Room
- Two Bathrooms
- Chain Free
- New Kitchen & Bathrooms
- Spacious Attic With Potential To Add Further Rooms

A beautifully recently redecorated three bedroom Victorian terrace with two reception rooms, a separate dining room, two bathrooms and a private rear garden. Offered chain free, this welcoming home is ideally placed for Blackhorse Road station, with Walthamstow's thriving food, drink and cultural scene all within easy reach.

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IF YOU LIVED HERE...

Step through the front door and you'll find two bright reception rooms arranged one behind the other. Beyond, the separate dining room creates a natural gathering space, leading to the kitchen at the rear. A courtyard brings additional light into the centre of the house. A brand new shower room completes the ground floor.

Upstairs, the generous principal bedroom spans the full width of the front of the house, with a second double bedroom overlooking the rear. The third bedroom could be used as a nursery, study or bedroom. The bathroom, in a clean, contemporary style has a full-sized bath and overhead shower.

Outside, the secluded south-facing rear garden is of a good size and has both a patio and lawn, creating space for outdoor dining, gardening or simply unwinding in the warmer months. Beautifully presented throughout and offered chain free, this is a home that's ready to enjoy from day one while still retaining the

timeless appeal of its Victorian origins.

WHAT ELSE?...

-Blackhorse Road station is within easy walking distance of approx. 3 minutes with Victoria line and Overground services providing swift connections into King's Cross, Oxford Circus and beyond.

-You're perfectly placed for some of Walthamstow's best-loved destinations, including God's Own Junkyard, Mother's Ruin, Pillars Brewery, The Collab and the cafés and restaurants around the Blackhorse Beer Mile.

-Lloyd Park and the expansive Walthamstow Wetlands are both close by, offering acres of green space for walking, cycling and relaxed weekends outdoors.



A WORD FROM THE OWNER...

"It's the little things as much as the big that have made here such a special home. Being a two-minute walk from Blackhorse Road station has been a consistent luxury, especially after a long day out — home is always moments away. The office has provided a quiet workspace with beautiful sky views. The upstairs bathroom is great for everyday living whilst the ground floor shower room is ideal for guests, and the second reception room has adapted perfectly as both a guest bedroom and my dogs' playroom, with direct access to the private courtyard. I will especially miss the south-facing garden, which enjoys sunshine throughout the day and has been perfect for coffee, summer dinners, relaxing, and playing with the dogs. Backing onto a college rather than other homes, the house enjoys an open outlook, privacy, and peace. The neighbours in the street are friendly and kind, creating a lovely international community. The area is loved by families, with excellent local schools, including South Grove Primary School (outstanding), Henry Maynard Primary School and The Winns Primary School. It is also ideal for my dogs, with Lloyds Park, St James Park, Higham Hill Park and Tottenham Marshes within walking distance. The revived Blackhorse beer mile is on my doorstep for meeting friends and the High Street provides great options for international dining spots. This is a flexible, well-designed home in a location that has made life easy, bright and connected."

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