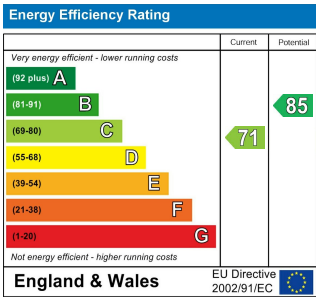
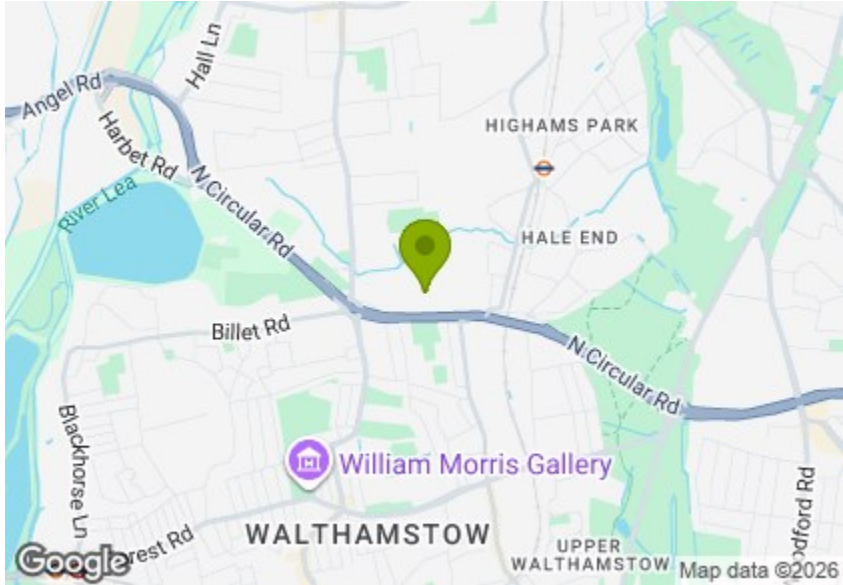




Total Area (Excluding Eaves Storage): 125.2 m² ... 1348 ft²

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.



## WADHAM AVENUE, WALTHAMSTOW

Offers In Excess Of £700,000 Freehold

### 4 Bed House



#### Features:

- Four Bedrooms
- Terrace House
- Arranged Over Three Floors
- Well Presented
- Extended Kitchen Diner
- Large Private Rear Garden
- Walking Distance to Lloyd Park

Light-filled and generously sized, this beautifully maintained 4-bedroom Victorian terraced property occupies a huge 1384 sq ft. spread over 3 floors. It's already been thoughtfully extended to include an open-plan kitchen and reception area, plus a generous loft space. The new owners will enjoy exclusive access to a private 85-foot west-facing garden, perfect for relaxing or entertaining, all backed by the durable charm of solid, classic construction.

REQUEST A VIEWING  
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0203 397 2222

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

Original wooden bannisters and intricate detailing quietly honour the building's heritage—no heavy-handed grandeur, just considered craftsmanship where it counts. At the front, the reception room greets you with a deep bay window pouring in daylight, its upper panes decorated with delicate stained glass. A cast iron fireplace anchors the space set against warm wooden floorboards that run throughout and connect each space with understated grace. Beyond the hall, there's cleverly tucked-under-stairs storage leading straight to a practical utility room—complete with a service sink, washing machine space, and plenty of room for everything from winter coats to muddy boots. Then comes the heart of the home: an extended L-shaped kitchen, dining, and living space that doesn't just function—it invites. Zoned naturally for cooking, eating, and lounging, the space is grounded by wooden flooring and flooded with light from wide French doors. Step through them and you're out onto west-facing decking, soaked in afternoon sun and made for everything from casual dinners to late-summer stargazing. Below the deck, a well-kept lawn stretches over 84 feet—plenty of room for picnics, paddling pools, or just lying flat and watching the clouds go by. Beds of mature greenery, including a few handsome spruces, offer privacy and a lush outlook year-round. There's a sturdy shed tucked neatly at the back, ready for tools, bikes, or a quiet potting moment with a cup of tea.

Upstairs on the first floor, you'll find three bedrooms: two generous doubles and a single. The main bedroom and the single both feature bay windows, giving each room a gentle sense of grandeur and extra light. The family bathroom blends utility with style: a shower-over-bath combination surrounded by full-height concrete-effect tiles adds a subtle industrial edge, while slatted wooden storage and a floating vanity soften the mood with natural warmth. At the back, the third bedroom catches the best of the west-facing light, offering peaceful views over the garden. It's a perfect space for slow mornings, or unwinding as the day fades golden. Climb to the second floor and you'll find a tranquil top-floor bedroom with its own ensuite. Double-aspect light comes via a garden-facing window and a Velux above—leafy views, dappled light, and calm in all directions. There's generous under-eaves storage here too, and the ensuite keeps things smart with a walk-in charcoal-tiled shower.

**WHAT ELSE?**  
Highams Park Station is within walking distance, offering direct links into the City and beyond. Lloyd Park and its amenities are easily accessible; tennis courts, outdoor gym, skatepark Saturday market - there are plenty of options to suit everyone. The A406 (North Circular) provides road access to Central and North London only situated 0.4 miles to the north-east of the property.



### A WORD FROM THE OWNER...

"We have spent over ten years at the property and have enjoyed our time here immensely. We have put great effort into designing and extending the rear of the property to create an open living space that would be suitable for entertaining family and friends, whilst maintaining as many of the original features of the home as possible, which we fell in love with when we moved here. The house is conveniently located with easy access to both Highams Park and Walthamstow, providing good links to all parts of London, as well as the local shops and facilities of both areas. There is also a choice of two local sports centres and a very large supermarket within a 5 minute walk, making it very convenient for daily needs."

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**Reception**

12'4" x 13'9"

**Reception**

10'7" x 11'8"

**Kitchen/Diner**

7'1" x 8'5"

**Utility**

7'1" x 8'5"

**Storage**

**Bedroom**

11'8" x 13'9"

**Bedroom**

10'0" x 11'6"

**Bedroom**

6'2" x 9'5"

**Bathroom**

7'8" x 6'7"

**Bedroom**

16'4" x 16'6"

**Ensuite**

5'4" x 4'9"

**Garden**

84'11" x 18'8"



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