



45 West Avenue, London, E17 9QW

Offers in excess of £875,000



This exquisite 5-bedroom townhouse is a modern marvel that proudly stands on the much desired western side of Walthamstow Village, just a short 2 minute stroll to Walthamstow Central Tube. Constructed just over five years ago, this handsome semi-detached house seamlessly blends the allure of contemporary living with impressive overall square footage and off street parking.

The classic townhouse architecture is complemented by stylish and thoughtful design concepts with a ground floor featuring parquet wooden floors, a stunning bay fronted Kitchen/Dinner, ground floor W/C and a beautiful lounge area to the rear with bi fold doors that flood the space with natural light.

The five bedrooms, spread across multiple floors, offer maximum versatility with two of the largest rooms featuring their very own en-suite bathrooms as well as a luxurious separate family bathroom. The remaining bedrooms are equally spacious, offering flexibility as guest bedrooms, home offices or a nursery.

Finally, the impressive private rear garden has a much desired Southwest facing aspect attracting tones of sunshine. The mix of Lawn and a patio area creates the perfect place to entertain friends and family when the warmer summer months eventually return.

- Five Bedroom Townhouse
- Modern Build
- Two En-Suite Bedrooms
- South West Facing Garden
- Semi Detached Town House
- Walthamstow Village Location
- 0.2m To Walthamstow Central Station
- 1383 Sq Ft - 128 Sq M

