



Daventry Avenue | | London | E17 9AQ

£675,000





## Daventry Avenue | London | E17 9AQ £675,000

Positioned on the charming and ever-popular Daventry Avenue, this beautifully presented two-bedroom end-of-terrace Victorian home offers the perfect fusion of timeless character and contemporary comfort. Sold with no onward chain and fully refurbished to an exceptional standard throughout, this turnkey property is an ideal choice for first-time buyers, professional couples, young families, or investors seeking a high-specification home in a thriving East London location.

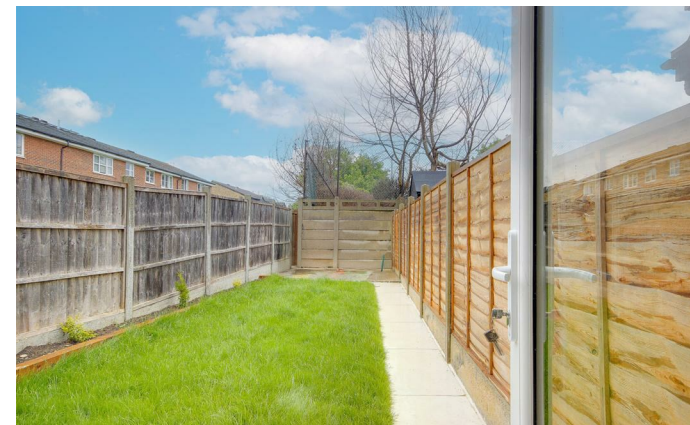
Upon entering, you are welcomed by a spacious and elegantly designed lounge, enhanced by a large bay window that fills the room with natural light while showcasing the original architectural features. The

- Two Bedroom End Of Terrace Property
- Sold With No Onward Chain
- Fully Refurbished To A High Standard
- Highly Sought After Location Through Out
- Two Bathrooms
- Front & Rear Gardens
- Fully Fitted Kitchen With Integrated Appliances
- Spacious Lounge With Large Bay Window

### Reception Room

16'5 x 10'8 (5.0 x 3.24)

The reception room is a bright, spacious area measuring 16'5 by 10'8 (5.0 x 3.24 m), featuring a characterful bay window that brings in plenty of natural light. The room is finished with light wood flooring and crisp white walls, creating a fresh, airy feel. This room flows naturally from the entrance hall, offering a warm and welcoming space for relaxing or entertaining.







### Kitchen

11'10 x 11'8 (3.60 x 3.55)

The kitchen functions as a bright, modern space with clean lines and ample storage in sleek, handleless grey cabinetry. Measuring 11'10 by 11'8 (3.60 x 3.55 m), it includes built-in appliances, a gas hob, and a built-in oven. French doors open directly onto the garden, flooding the room with natural light and providing easy access to the outdoor area.

### Rear Garden

42'0 (12.80)

The garden extends to 42 feet (12.80 m) and offers a private outdoor space with a neat lawn bordered by wooden fencing on both sides. It provides a pleasant and secure area for outdoor activities, gardening, or relaxing in the open air, accessible directly from the kitchen.

### Bedroom 1

14'3 x 9'0 (4.34 x 2.75)

Bedroom 1 is a comfortable double room measuring 14'3 by 9'0 (4.34 x 2.75 m), featuring two front-facing windows that fill the room with natural light. The room is neutrally decorated with fresh white walls and a soft, neutral carpet underfoot, creating a calm and restful atmosphere.

### Bedroom 2

10'8 x 7'3 (3.26 x 2.20)

Bedroom 2 is a smaller double room measuring 10'8 by 7'3 (3.26 x 2.20 m), featuring two windows that ensure a bright and airy space. Like the other bedroom, it is finished in neutral tones with white walls and soft carpeting, offering a versatile room that could also serve as a study or guest bedroom.

### Bathroom

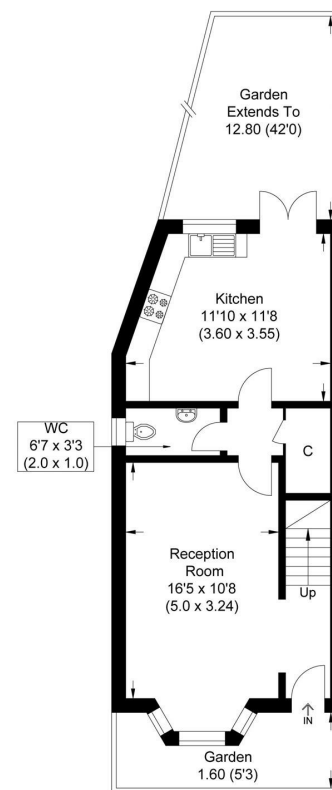
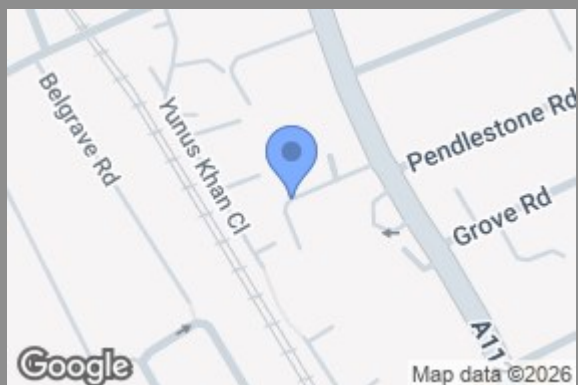
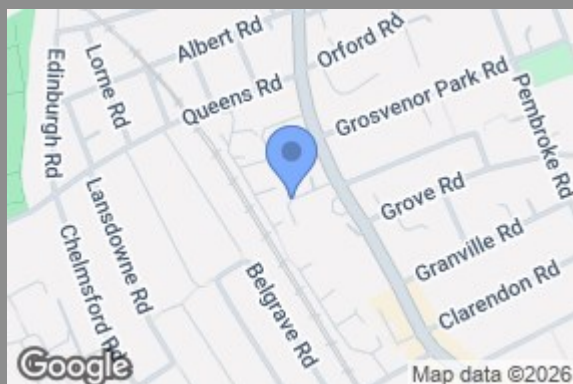
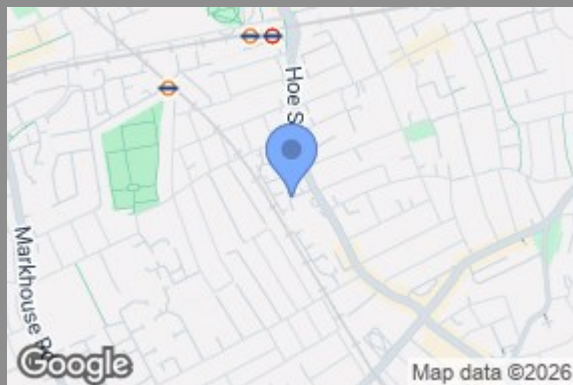
6'2 x 5'5 (1.87 x 1.66)

The bathroom is a compact, well-appointed room measuring 6'2 by 5'5 (1.87 x 1.66 m), featuring a modern suite with a bathtub, basin, and toilet. The walls are tiled in a warm marble effect, creating an elegant and clean finish.

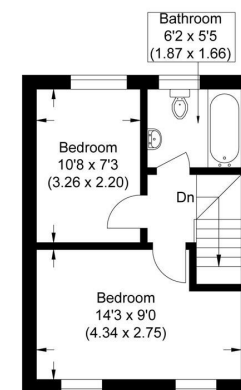
### WC

6'7 x 3'3 (2.0 x 1.0)

The ground floor WC is a practical addition, measuring 6'7 by 3'3 (2.0 x 1.0 m). It is conveniently located off the hallway and finished with modern fixtures.



Ground Floor



First Floor

Approximate Gross Internal Area  
69.40 sq m / 747.01 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band **C** EPC Rating **A**

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(112 plus) <b>A</b>	93 93
(81-111) <b>B</b>	
(55-80) <b>C</b>	
(35-54) <b>D</b>	
(19-34) <b>E</b>	
(1-18) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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