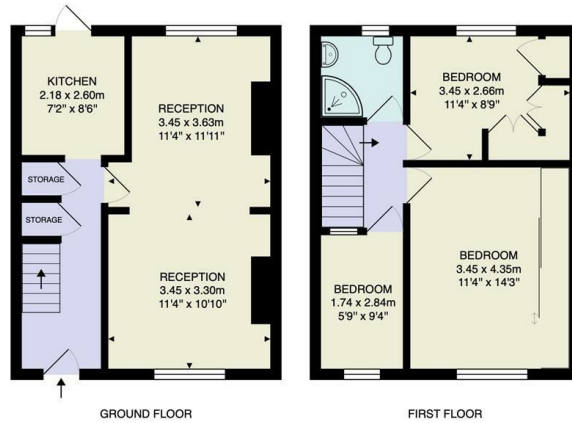




GARDEN IS APPROX. 16.46m x 5.55m



Total Area: 74.7 m² ... 804 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.

Reception
11'3" x 10'9"

Reception
11'3" x 11'10"

Kitchen
7'1" x 8'6"

Storage

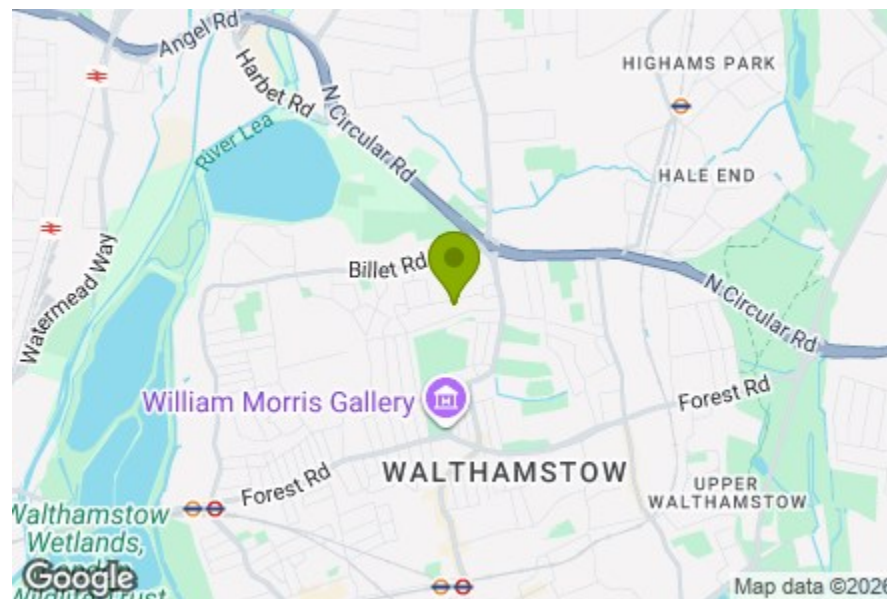
Bedroom
5'8" x 9'3"

Bedroom
11'3" x 14'3"

Bedroom
11'3" x 8'8"

Shower Room

Garden
54'0" x 18'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BRETTEHAM AVENUE, WALTHAMSTOW Offers In Excess Of £650,000 Leasehold 3 Bed House



Features:

- Mid Terraced House
- Three Bedrooms
- Large Rear Garden
- Well Presented
- Off Street Parking for Two Cars
- Moments from Lloyd Park

Set on a residential street moments from Lloyd Park, this three bedroom mid terrace house offers a well balanced layout, a large rear garden and interiors that feel calm, practical and easy to settle into. It is a well presented home in a well loved part of Walthamstow, with green space and everyday amenities close at hand.

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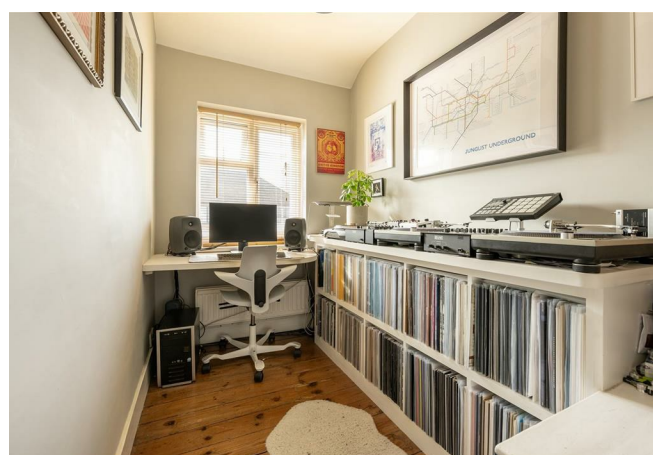
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IF YOU LIVED HERE...

Step through the front door and the long entrance hall immediately gives a good sense of the house's proportions. Finished with warm terracotta-toned floor tiles, it has a grounded, welcoming feel, while two handy storage cupboards are tucked neatly off the hallway. From here, the layout opens into a pair of reception rooms, with the first to the front and a second behind. Together they create a flexible living and dining arrangement, with timber flooring, built-in shelving and a simple, carefully kept finish throughout.

To the rear, the kitchen is compact and practical, arranged with pale fitted cabinetry, timber worktops, tiled splashbacks and a door straight out to the garden. That garden is a real strength of the house, stretching to approximately 54ft, with a long lawn and plenty of space for planting, outdoor dining or simply letting children run around.

Upstairs, there are two well proportioned double bedrooms and a

smaller third room that could work equally well as a nursery, study or single bedroom. The bathroom is neatly finished with a freestanding shower. Altogether, the house feels unfussy, comfortable and ready for the next chapter.

WHAT ELSE?

· Lloyd Park is the obvious local favourite, with open lawns, tennis courts, the William Morris Gallery and the weekend Lloyd Park Market all close by.

· The Waltham Forest Feel Good Centre is nearby for swimming, gym sessions, tennis, family activities and a spa day when you want one.

· Both Walthamstow Central and Blackhorse Road connect to the Victoria line and London Overground, making day to day travel across London refreshingly straightforward.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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