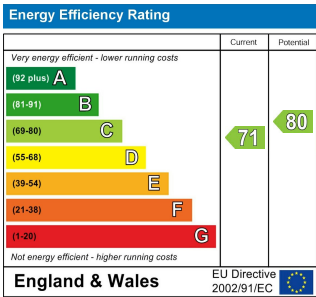




Total Area: 88.3 m² ... 950 ft²

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.



DOUGLAS AVENUE, WALTHAMSTOW

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



Features:

- No Chain
- Three Bedrooms
- First Floor Bathroom
- Ground Floor Cloakroom
- Lovely Rear Garden

Offered with no onward chain, this three-bedroom home provides a considered layout that suits day-to-day life while leaving room to make it your own. A useful cloakroom on the ground floor adds everyday convenience, while upstairs a family bathroom serves all three bedrooms. Each room feels purposeful and comfortably proportioned, giving the house a sense of balance and ease. To the rear, a lovely garden extends the living environment outdoors, creating an appealing place to relax, entertain or simply enjoy some fresh air. Overall, it's a home that's ready to be enjoyed as it is, with the flexibility to evolve over time.

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IF YOU LIVED HERE...

The property has a charming brick frontage with balanced proportions and neatly arranged windows, creating a welcoming first impression and a pleasing sense of character. Inside, the hallway offers a clear sense of flow, with built-in storage and a staircase rising neatly to the first floor, making movement through the home feel natural.

To the front, the reception room provides a comfortable setting with a fireplace forming a clear focal point. A large window allows daylight to filter in, giving the room an inviting atmosphere. There is scope, subject to the usual permissions, to open through into the dining area, creating a more fluid connection that draws you naturally toward the rear. The kitchen and dining room sit beyond, forming a cohesive arrangement with defined areas that suit everyday living. With access out to the garden, this part of the house also offers exciting potential to introduce expansive rear glazing, strengthening the link between indoors and out.

Beyond the house, the garden is a real standout feature, exceptionally long and offering a wonderful sense of depth. A broad lawn stretches away from the home, with quieter sections toward the far end that feel more secluded, creating an outdoor setting that invites reimagining over time. Completing this level, a shower and WC room is positioned off the hallway, adding useful convenience to the layout.

Upstairs, the bedrooms are comfortable and evenly proportioned, with the main

bedroom feeling particularly generous. The remaining rooms adapt easily to a range of needs, while the bathroom, arranged around a bath with tiled finishes, completes the first floor with a fresh, easy feel.

Life here is shaped by a strong sense of community and an excellent mix of green space, culture and everyday convenience. Nearby Lloyd Park offers expansive grounds with cafés, a playground, tennis courts, a weekend market and the William Morris Gallery, making it a much-loved part of daily life. Local favourites such as The Dog & Duck provide relaxed spots to meet friends, while the Waltham Forest Feel Good Centre adds swimming and leisure facilities close by. Cultural evenings are also part of the local mix, with performances and events taking place at the Soho Theatre Walthamstow. Families benefit from several strong schools nearby, including the highly regarded Walthamstow Primary School, less than a five-minute walk away.

WHAT ELSE?

Transport links are convenient, with Walthamstow Central a short bus ride away or reachable by bike in a little over five minutes, with cycle storage available at the station. From here, the Victoria line offers swift journeys into central London, while Overground services connect you across north and east London.



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 ASSISANT BRANCH MANAGER

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Reception

11'3" x 14'2"

Dining room

10'11" x 8'7"

Kitchen

11'3" x 11'1"

Shower room

Bedroom

5'10" x 9'4"



Bedroom

10'11" x 14'2"

Bedroom

11'3" x 8'10"

Bathroom

5'9" x 5'10"

Garden

approx. 127'5" x 17'0"



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