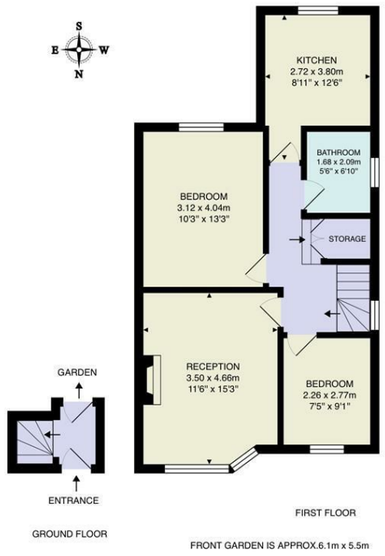
GARDEN IS APPROX. 13.1m x 6.6m



FRONT GARDEN IS APPROX.6.1m x 5.5m

Total Area: 60.6 m² ... 652 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 Room
11'5" x 15'3"

Kitchen
8'11" x 12'5"

Storage

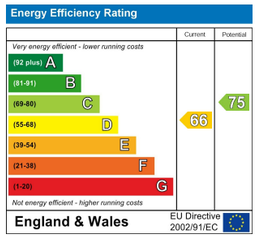
Bathroom
5'6" x 6'10"

Bedroom
10'2" x 13'3"

Bedroom
7'4" x 9'1"

Front Garden
20'0" x 18'0"

Garden
42'11" x 21'7"



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MORGAN AVENUE, WALTHAMSTOW

Offers In Excess Of £450,000 Leasehold

2 Bed Flat

Features:

- First Floor Flat
- Two Bedrooms
- No Chain
- Private Front and Rear Garden
- Lovely Quiet Location
- Close to Epping Forest
- Short Walk to Wood Street Station
- 652sqft

This purpose-built 1930s first-floor flat offers two comfortable bedrooms and around 652 sq ft of well-proportioned living space, with the added advantage of its own south-facing private garden. Set within a quiet, leafy residential pocket of Walthamstow, it feels calm and tucked away while remaining close to the diverse amenities of Wood Street. High ceilings and generous windows draw in plenty of natural light, while views across Walthamstow Cricket Club to the front add a pleasing sense of openness. The property is offered with no onward chain, making it an appealing option for a straightforward purchase. Epping Forest is nearby for fresh air and long walks, and Wood Street Station is a short stroll away, providing easy access into central London and beyond.

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IF YOU LIVED HERE...

To the front there is a paved garden with side access to the rear of the property. This handsome period building features a traditional brick façade creating a strong and inviting presence on the street.

Inside and set on the first floor, the home is introduced by a welcoming hallway with warm-toned flooring and excellent built-in storage, creating a clear flow as you move through. From here, the reception room unfolds into a balanced setting centred around a classic fireplace, while wide windows frame leafy outlooks and bring in plenty of daylight. The layout lends itself comfortably to both seating and dining, making it a natural place to unwind or entertain.

The main bedroom looks out to the rear, generously sized and enjoying a quiet outlook, with ample room for a comfortable bedroom layout alongside additional furniture. The second bedroom faces the front of the home, neatly proportioned and versatile, working equally well as a guest room, study or nursery. The kitchen is thoughtfully arranged, pairing warm cabinetry with pale finishes and a broad window that keeps the room feeling fresh and functional. The bathroom is finished in crisp white tiling and includes a bath with an overhead shower, offering a relaxed setting with gentle scope to introduce individual touches over time.

To the rear, the south-facing garden stretches out with established planting, lawned areas and winding pathways that draw you through its depth. Mature greenery creates a pleasing sense of seclusion, while the generous plot creates a garden that feels established yet adaptable.

Beyond the front door, the surrounding neighbourhood blends well-loved local spots with easy access to open green space. Dudley's is a popular daytime favourite for quality coffee and relaxed brunches, while The Flowerpot is a lively neighbourhood pub known for its food-led menu and sociable atmosphere. Wood Street Indoor Market adds character with antiques, vintage finds and independent traders. Walthamstow Village is known for its cobbled streets, independent boutiques alongside places such as Eat 17 for brunch, and The Nag's Head, a characterful pub with a popular garden. Nearby, Leyton Flats sit within Epping Forest, opening out into open heath and woodland with long walking routes and a rare sense of escape close to home.

WHAT ELSE?

Getting around is straightforward, with Wood Street Station reached in eight minutes on foot, providing regular Overground services into Liverpool Street and connections across the city. A choice of nearby bus routes adds further flexibility, linking you with neighbouring areas, local centres and onward transport options, making day-to-day journeys and weekend plans easy to manage.

A WORD FROM THE OWNER...

"I have loved living in the flat with the convenience of its location for shops, cafes, pubs & restaurants in both Wood St & Walthamstow Village. The transport services are excellent with the overground into Liverpool St a short walk away, and both the Victoria Line at Walthamstow Central & the Central Line at Snaresbrook easily accessible. Hollow Ponds and Epping Forest are right on the doorstep for walking and cycling which is a wonderful bonus. It's an area with a definite community feel and once people settle they tend to stay – the flat was my home for over 20 years!"

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