



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(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	



Total area: approx. 87.4 sq. metres (940.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobes/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Wadham Avenue



10 Wadham Avenue, London, E17 4HT

Offers Over £550,000

- 1930s terraced house
- Through lounge
- Potential to extend (STPP)
- Near South Chingford Foundation School
- Waking distance to Highams Park Station
- Large garden
- New kitchen
- Easy access to A406 and M11
- Residential street
- Close to Peter May Sports Centre

# 10 Wadham Avenue, London E17 4HT

Three-Bedroom 1930s Terraced Home – Wadham Avenue, Walthamstow

Situated in Wadham Avenue, this attractive 1930s terraced house offers spacious and well-balanced accommodation, and it would make a perfect family home.

On the ground floor, you'll find a bright and welcoming living space with a bay window and large glass doors opening onto the garden, a newly installed, stylish galley-style kitchen, thoughtfully designed to maximise storage and functionality. To the rear, a large private garden provides excellent outdoor space for entertaining, relaxing, or family activities.

The property features two generous double bedrooms and a comfortable single bedroom, ideal as a child's room, guest space, or home office. The bathroom is conveniently located on the first floor.

There is a potential to extend the kitchen and to convert the loft (STPP).

The home benefits from excellent transport connections, with easy access to the North Circular Road and M11 motorway, making commuting straightforward.

Families will appreciate the proximity to well-regarded local amenities including Magic Roundabout Nursery, South Chingford Foundation School, and Peter May Sports Centre. A variety of local shops and everyday conveniences are also within easy reach.

A wonderful opportunity to acquire a characterful home in a popular and well-connected location.



Council Tax Band: D

