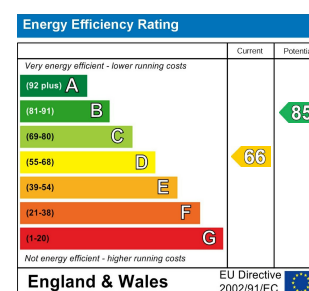




Total Area: 93.2 m<sup>2</sup> ... 1003 ft<sup>2</sup> (excluding shared garage)  
All measurements are approximate and for display purposes only.

- Reception  
13'9" x 11'11"
- Kitchen  
18'0" x 13'10"
- Bedroom  
13'9" x 10'9"
- Bedroom  
11'6" x 11'3"
- Bedroom  
7'11" x 6'3"
- Shower room  
7'4" x 5'4"
- WC
- Storage area  
24'2" x 4'4"
- Garden  
54'9" x 22'11" c



## AVONDALE ROAD, WALTHAMSTOW

Offers In Excess Of £575,000 Freehold  
3 Bed House - End Terrace



### Features:

- Three Bedrooms
- End of Terrace House
- Private Rear Garden
- Gated Side Entrance Leading To Garden
- Secured and Covered Storage Area
- Potential to Extend STPP

This bright and spacious three-bedroom end-of-terrace home sits on a residential street in a thriving part of E17. Walthamstow Central, Leyton and Clapton are within easy reach and you've the shops and amenities of Lea Bridge Road just around the corner.

Highlights include the beautifully landscaped west-facing rear garden, double reception room, first floor bathroom, ground floor WC and garage with a gated side entrance leading to the garden via a secured and covered storage area. Not to mention the sprinkling of period features throughout, there's also potential to extend, subject to the usual permissions.

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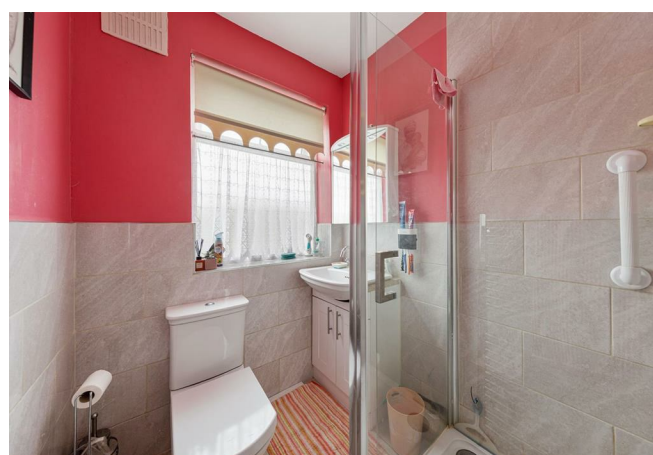
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#### IF YOU LIVED HERE...

You'll love the sense of space that this two-storey home provides - it already comes in at an impressive 1003 square feet, but there's the potential to add more, which will be great for peace of mind as you settle into your lovely community. Planning on putting in some design work? You got a fantastic base with the double reception room which leads onto your dine-in kitchen. The fact that there's already a ground floor WC and first floor bathroom in another great bonus.

The first floor also offers three bedrooms, and the larger of the two already have some fantastically designed in-built cupboards, something else that will save you work. The third bedroom would make a great office or kid's bedroom.

At the rear, your garden is gorgeously secluded and bursting with mature foliage - and as it's west-facing you get optimum rays. Want more green space? Jubilee Park is just a short stroll away, as are the Hackney Marshes and Walthamstow Marshes.

Head a few metres south and you'll reach Lea Bridge Road, which has become a hot spot for independents, such as eco-refill store-cum-coffee shop Cups & Jars, Italian deli with a Japanese influence Pinch la Deli and eclectic event space/bar/pizzeria Patchworks, which now houses Blondies brewery.

If you're looking for a coffee and some peace and quiet, look no further than the nearby Lea Bridge Library, which won multiple design awards last year when a stunning extension housing a cafe was added to the Grade-II listed building.

Lea Bridge station is a ten minute bus journey away, which means you can nip to Stratford or Tottenham Hale for quick access to several very convenient tube lines, and buses are also plentiful, so you can reach Clapton, Leyton and Walthamstow with great ease. There's also a great infrastructure for cycling with some really good bike routes.

#### WHAT ELSE?

-After a huge rebuild, the Lee Valley Ice Centre recently reopened. The new venue offers a range of learn to skate courses, public skating sessions and lessons that suit all ages and abilities. Alternatively, the Lee Valley Riding Centre runs all sorts of courses for pony-loving amateurs and experts alike. Both are within a short walk away, so you're in the perfect location for some new and unique hobbies.

-You won't ever be stuck for essential items thanks to the great selection of convenience stores on Lea Bridge Road. Aldi is a short walk away.

- As well as having Lea Bridge Road station 10 minutes away by bus, St James Street, Walthamstow Queen's Road and Walthamstow Central are all around a mile away for a varied mix of transport routes.



#### A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

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