THE STOW BROTHERS



Reception
14'11" x 28'2"

Bathroom
10'6" x 8'3"

Kitchen/Diner
14'4" x 17'3"

Conservatory
14'1" x 13'3"

Bedroom
8'0" x 12'6"

Bedroom
11'6" 15'3"

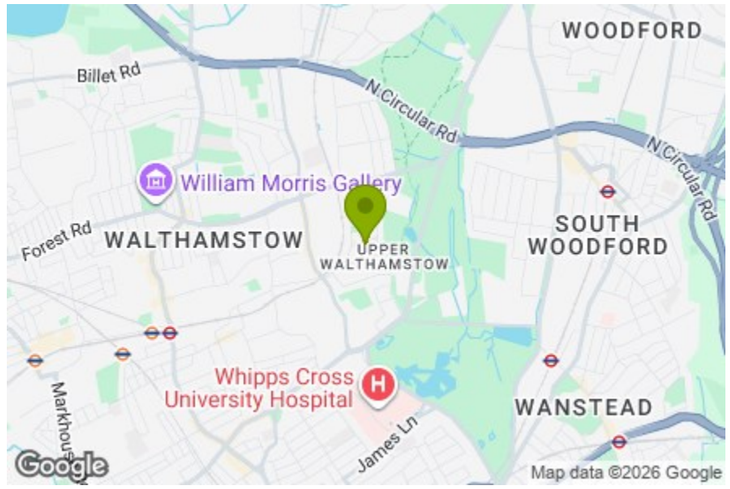
Bedroom
12'11" x 12'3"

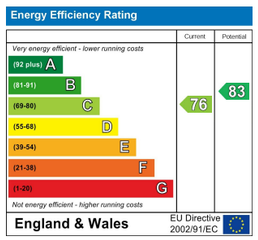
Bathroom
10'5" x 7'5"

Bedroom
10'7" x 7'5"

Bedroom
13'7" x 13'5"

Garden
72'0" x 25'7"





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AVON ROAD, WALTHAMSTOW

Offers In Excess Of £1,300,000 Freehold

5 Bed House - Terraced

Features:

- Semi-Detached Family Home
- Edwardian Style
- Five Bedrooms
- Two Bathrooms
- Many Original Features
- Lovely Rear Garden
- Close to Epping Forest
- Short Walk to Wood Street Station

Unfolding across two floors, this handsome five-bedroom semi-detached Edwardian home enjoys a fantastic location in the heart of Upper Walthamstow, just a short stroll from the greenery of Epping Forest and the vibrant Wood Street area, with its excellent transport links.

Rich in original character, the property offers an exciting opportunity to create a wonderful family home. Highlights include a generous through-reception, a spacious kitchen/diner with adjoining conservatory, two bathrooms and a lovely south-facing rear garden.

REQUEST A VIEWING
0203 397 9797















IF YOU LIVED HERE...

You'd immediately appreciate the character and generous proportions of this Edwardian home. The welcoming hallway leads through to a spacious reception room, where a bay window, mantlepiece, ornate coving and bespoke storage bring plenty of period charm.

To the rear, the kitchen/diner offers a fantastic space for family life, with room to cook, dine and gather. The adjoining conservatory provides an additional area overlooking the garden, while the existing layout offers plenty of flexibility to suit your needs. The ground floor bathroom offers a great convenience.

Upstairs, you'll find five bedrooms and another family bathroom. The generous room sizes and traditional features offer plenty of scope to create a home tailored to your taste.

Outside, the lovely rear garden offers space to relax, entertain and enjoy the warmer months, with greenery providing a welcome sense of privacy.

The location is just as appealing. Epping Forest is a short stroll away, offering miles of beautiful woodland walks, while Hollow Ponds provides further opportunities to enjoy the outdoors. For a livelier change of pace, Wood Street is close by, with its independent shops, restaurants and local favourites including Dudley's, Chocolatine and The Wood Street Bear.

Wood Street station is around a six-minute walk away, providing Weaver Overground services to Liverpool Street in approximately 20 minutes. Walthamstow Central is also nearby, offering Victoria line connections into the West End.

WHAT ELSE?

- Walthamstow Village is a short stroll away, where you've got everything from pizza and authentic sushi to fish and chips and gastro grub.
- Parents will be pleased to know you have plenty of great primary/secondary schools in the area.
- If you want a change of scene from the forest, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority.



WORD FROM THE OWNER..

"This is a fantastic Edwardian home, built over 126 years ago and still standing as testament to the quality of its original design and construction. It's ready for a major refurbishment, offering its next owner a fantastic opportunity to bring it back to life and create something truly special.

The location is another big attraction. Avon Road is a peaceful residential street, yet exceptionally well connected. Wood Street station, on the Weaver line, is just a five-minute walk away, with Walthamstow Central and the Victoria line around 20 minutes on foot, and the Central line accessible within 30 minutes. There's also a 230 bus stop at the top of the road, while Liverpool Street and the Elizabeth line are around 30 minutes away by train.

Epping Forest is just five minutes away on foot, and Whipps Cross Hospital is around a 20-minute walk. Wood Street itself has a fantastic mix of independent food shops catering to all tastes and cultures, alongside four pubs and a great choice of restaurants. St Peter's Church is also just a short stroll away.

It's a house with real history, wonderful bones and an exciting future. After 126 years, it's ready for its next chapter!"

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