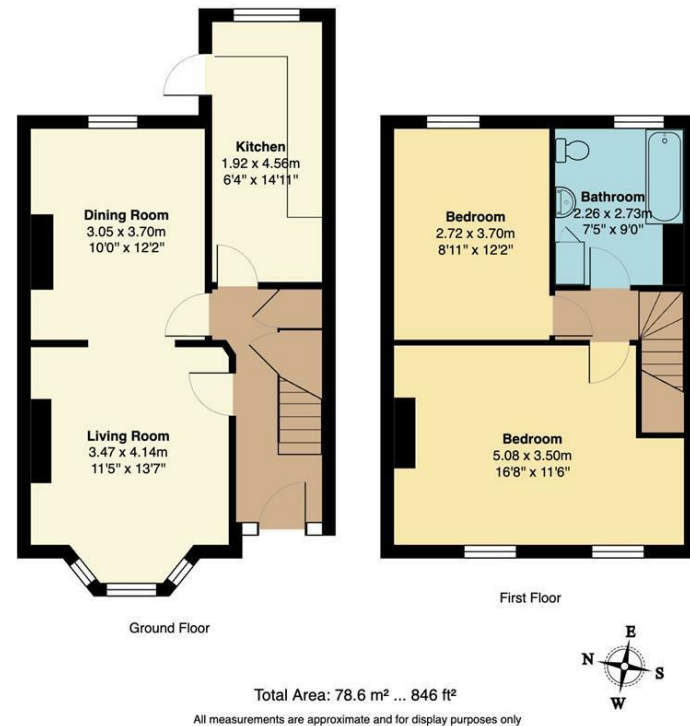


Garden - approx. 5.3m x 13.5m



Reception/Living Room
11'4" x 13'6"

Reception/Dining Room
10'0" x 12'11"

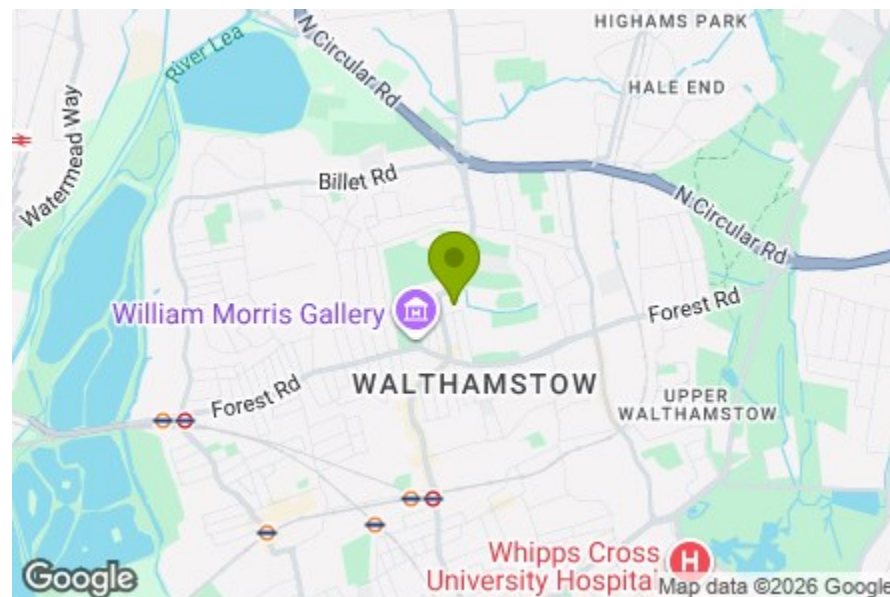
Kitchen
6'3" x 14'11"

Bedroom
16'7" x 11'5"

Bedroom
8'11" x 12'11"

Bathroom
7'4" x 8'11"

Garden
17'4" x 44'3"



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



KENILWORTH AVENUE, WALTHAMSTOW

Offers In Excess Of £625,000 Freehold
2 Bed House



Features:

- Victorian Terrace
- Two Bedrooms
- First Floor Bathroom
- Lovely Rear Garden
- Central Walthamstow Location
- In Need of a little Modernisation

Set on a popular residential street in Central Walthamstow, this two bedroom Victorian terrace offers character, a lovely rear garden and plenty of scope to make your mark. With local shops, cafés, green spaces and excellent transport links close by, it's a well placed home with exciting potential.

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E4 & N17
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0203 369 6444

E17 & E10
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IF YOU LIVED HERE...

Step through the front door and into the bay fronted living room, where generous proportions and a feature fireplace create a warm first impression. An open archway leads through to the dining room, creating an easy, sociable flow between the two spaces while retaining their individual character. Together they offer plenty of flexibility for everyday living, working from home or hosting friends.

To the rear, the kitchen opens directly onto the garden, making outdoor meals and morning coffees easy in warmer months. The garden itself is a lovely size, with established planting, mature shrubs and room for seating, dining or a little gardening.

Upstairs, there are two well proportioned bedrooms. The principal bedroom sits across the front of the house, with two windows drawing in plenty of natural light, while the second bedroom overlooks the rear garden. The first floor bathroom is positioned off the landing. The house would benefit from a little

modernisation, but it has all the right ingredients for a characterful long-term home.

WHAT ELSE?

- Walthamstow Central is within walking distance, with Victoria line and Overground services for swift links across London, plus plenty of local bus routes.

- Lloyd Park and the William Morris Gallery are close by for greenery, culture and weekend wandering, while Walthamstow Wetlands offers wide open skies and waterside walks.

- Hoe Street and Walthamstow Village are both within easy reach, with favourites including Eat 17, The Collab, Tonkotsu, Yard Sale Pizza and a growing choice of independent cafés, bakeries and pubs.



WORD FROM THE OWNER...

"This house has been my home for 28 years and initially chosen for good transport links & schools. Over the years Walthamstow has become a vibrant borough with access to good parks / open spaces, museums and cafes. Exceptional neighbours."

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