



GARDEN IS APPROX. 16.5M x 5.55M

GARAGE  
5.15 x 4.90m  
16'11" x 15'9"

GARAGE  
Area: 24.6 m<sup>2</sup> ... 265 ft<sup>2</sup>



Total Area (Excluding Eaves Storage & Garage): 128.2 m<sup>2</sup> ... 1380 ft<sup>2</sup>

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  
11'9" x 13'10"

Reception Room  
10'11" x 22'11"

Kitchen  
6'11" x 19'1"

Bedroom  
10'11" x 13'10"

Bedroom  
6'11" x 6'11"

Bedroom  
10'3" x 13'1"

Bathroom  
7'6" x 7'2"

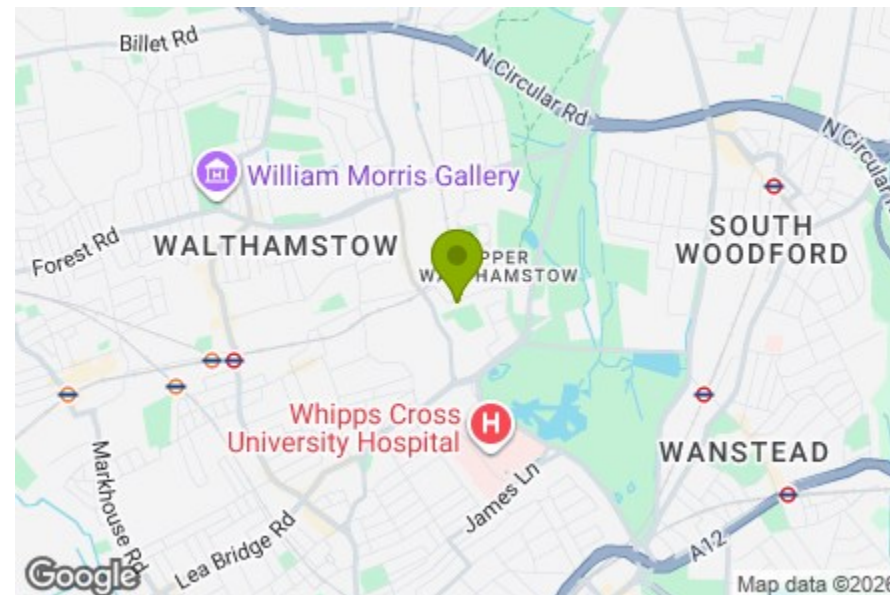
Bedroom  
10'1" x 11'11"

Eaves Storage

Bathroom  
6'11" x 5'0"

Garden  
approx 54'1" x 18'2"

Garage  
16'10" x 15'8"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	



## GREENWAY AVENUE, WALTHAMSTOW Offers In Excess Of £975,000 Freehold 4 Bed House



### Features:

- Four Bedroom Terraced House
- Extended Kitchen
- Thoughtfully Updated Throughout
- Stunning Galley Kitchen
- Two Receptions
- Large Loft Conversion with En-Suite
- Beautifully Landscaped Garden
- Moments to Wood Street Station
- Close Proximity to Hollow Ponds

A beautifully extended four bedroom terraced house, thoughtfully updated throughout and set on a quiet residential street moments from Wood Street. With two receptions, a striking kitchen extension, a large loft conversion with en suite and a beautifully landscaped garden, this is a home that has grown with care. Hollow Ponds and Epping Forest are within easy reach, offering open skies and water just a short stroll away.

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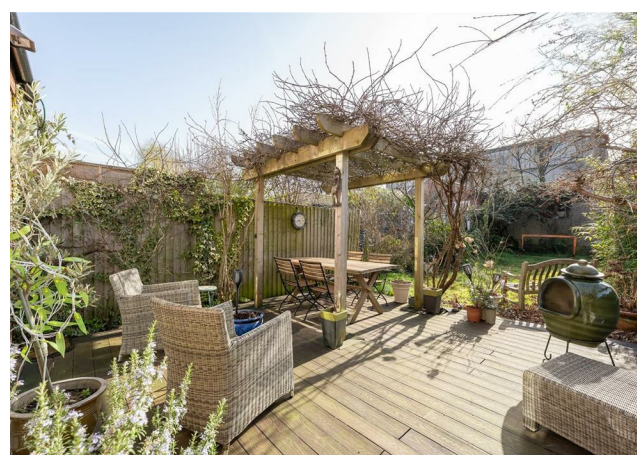
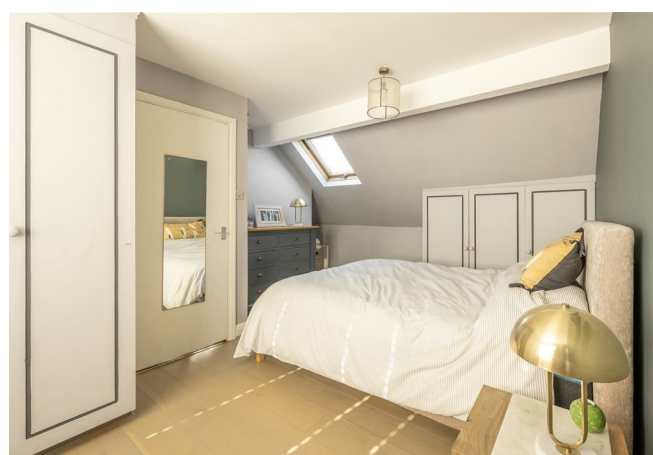
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**IF YOU LIVED HERE...**

You would step through the front door into a calm and welcoming hallway, leading to two well proportioned reception rooms. The front reception is full of natural light, centred around a bay window and finished in a considered palette that feels both relaxed and refined. To the rear, the second reception offers an easy flow into the kitchen beyond, making it ideal for family life or evenings spent hosting. Throughout, the house has been carefully maintained, with thoughtful design choices that balance character and modern comfort.

The extended kitchen is a real focal point. Sleek cabinetry lines either side, paired with generous worktops and integrated appliances, all arranged with everyday living in mind. Overhead glazing and rear doors draw in daylight and frame views of the garden, creating a bright, sociable space for cooking and gathering. There is ample room for a dining table, making this the natural heart of the home.

Upstairs, four bedrooms unfold across two floors. On the first floor you'll find well sized rooms, each offering flexibility for family, guests or home working. The large loft conversion crowns the house, delivering a generous principal suite complete with its own en suite shower room and elevated views across the rooftops. Outside, the beautifully landscaped garden has been designed as an outdoor room, with considered planting and seating areas that invite slow mornings with coffee or long summer evenings with friends.

**WHAT ELSE?**

Just a few minutes' walk to Wood Street Station for direct Overground connections into Liverpool Street

Hollow Ponds and the wider expanse of Epping Forest close by for weekend walks, swimming and cycling

Wood Street's independent cafés, bakeries and local shops right on your doorstep, along with the much loved Wood Street Indoor Market



**A WORD FROM THE OWNER...**

"My late husband and I bought the house in 1983. We have loved living in such an amazing location , with the Wood St train being 18 minutes to Liverpool st and being able to walk to the forest in minutes, it has been an ideal location to bring up our family. Greenway Avenue has always had a great sense of community, we have a social WhatsApp group for supporting one another , exchanging items, helping one another in difficulties and neighbourhood watch . It's a great location with the community gardens and the social club, not only great for tennis, squash and cricket but a great place to be a social member , hosting Christmas parties and firework nights, children welcome . We have loved the house and garden and have so many happy memories of living in Greenway and hope another family will enjoy it as much as we have ."

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