



Sturge Avenue, London, E17

BUTLER & STAG



An exquisite, three bedroom mid terraced family home, thoughtfully updated to offer bright, open plan living. Excellent access to local schools and parks.



- Mid Terraced Family Home
- Three Bedrooms/Two Bathrooms
- Spacious South West Facing Garden
- Modern Throughout
- Open Plan Living Room / Kitchen
- Available October

The internal accommodation sits across three floors offering circa 1100 sq ft throughout with the ground floor offering a huge open plan lounge/kitchen/dinning area. Two double bedrooms occupy the first floor with a family bathroom, whilst the top floor holds the third double bedroom with an separate en-suite shower room.

Externally, the rear garden extends to 85 ft in length.

Sturge Avenue is a quiet tree lined turning that is situated on the borders of Lloyd Park and has a strong community feel.

Walthamstow Central Station is under a mile which gives easy access to the Victoria line and there are several busses from the end of the street that will get you to the station. The famous 'Dog & Duck' pub is just around the corner which is renowned for its Pizzas and is a great place to hang with friends at the weekend after a stroll in the park.

Council-Waltham Forest
Tax Band-C





Sturge Avenue, E17

Approx. Gross Internal Area(Including Eaves) 1087 Sq Ft - 100.98 Sq M

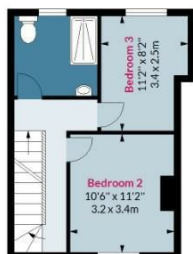
Approx. Gross Internal Area(Excluding Eaves) 1043 Sq Ft - 96.89 Sq M

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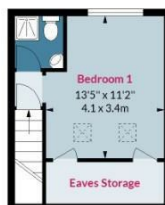
Ground Floor

Floor Area 507 Sq Ft - 47.10 Sq M



First Floor

Floor Area 344 Sq Ft - 31.96 Sq M



Second Floor

Floor Area 192 Sq Ft - 17.84 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.