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**Daventry Avenue, London, E17 9AQ**  
**Offers In Excess Of £825,000**

Dazzling, Exquisite & Divine, this magnificent four-bedroom mid-terrace Victorian property is nestled on the charming Daventry Avenue in E17. A true gem that has undergone a complete and impeccable refurbishment, this home offers a seamless blend of timeless character and modern comfort. The greatest convenience comes in the form of a chain-free sale, making this a hassle-free opportunity for its lucky future owner. You're greeted by a beautifully landscaped front garden that sets the tone for the elegance that awaits within. The property boasts an expansive rear garden that is a true oasis in the heart of the city, complete with a brick-built summer house - the perfect spot for summer gatherings and relaxation. Inside, this residence unveils three meticulously designed bathrooms, ensuring that convenience is never compromised. A well-thought-out utility room adds to the functionality of the home. Four generously proportioned bedrooms promise peaceful nights and ample space for your family's needs. One of the standout features of this property is the single-storey rear extension, seamlessly blending indoor and outdoor spaces. This extension enhances the living area, allowing natural light to flood the interior. Furthermore, a full dormer loft conversion adds a touch of grandeur to the top floor, creating an additional spacious living area. In summary, this Victorian treasure on Daventry Avenue is a remarkable blend of heritage and modernity. With its extensive refurbishment, chain-free status, delightful gardens, numerous bathrooms, utility room, and roomy bedrooms, it offers an enviable lifestyle in the heart of E17

**Property Showcases**  
As you approach the entrance, you'll notice a fully double-glazed porch that not only adds a touch of elegance to the exterior but also serves to insulate the home. Upon entering, you step into a spacious and welcoming entrance hall. The hallway exudes a sense of grandeur, with high ceilings and original Victorian detailing. To your left, five-panel diamond see-through double doors beckon you into the expansive through lounge. The through lounge is a highlight of this property, benefiting from a bay window at the front that allows natural light to flood the room. This space seamlessly connects to the rear garden through large double doors, creating an inviting atmosphere for both relaxation and entertainment. Adjacent to the lounge, you'll find a convenient utility room and a ground floor w/c, which are perfect for day-to-day living. Both of these rooms also provide access to the extended, fully fitted kitchen/diner. The kitchen itself is a dream for any home chef. It features a large skylight that bathes the area in natural light, and the bi-folding doors open onto the rear garden, creating a perfect indoor-outdoor flow. The rear garden is decked for easy maintenance and comes with artificial grass, making it a versatile space for outdoor activities. It's also equipped with external power points, allowing for various outdoor appliances. Completing the garden is a charming brick-built summer house. Now, as you head back inside you ascend the fully carpeted stairs located in the entrance hall. At the top of the stairs, you'll find the first-floor landing, which grants access to two spacious double bedrooms and a final single bedroom. The landing also provides access to the fully tiled shower room, which is not only stylish but also practical for family living. Additionally, the landing reveals another staircase leading to the second-floor dormer extension. The second floor is a true retreat. It comprises a luxurious four-piece bathroom suite fitted with top-of-the-range appliances. This space is perfect for unwinding after a long day. The final double bedroom on the second floor is a gem. It benefits from Velux windows, providing ample natural light. Built-in storage solutions are cleverly integrated to maximize space. Double glazed doors open onto a Juliet balcony, offering a charming view of the neighbourhood. In summary, this four-bedroom mid-terrace Victorian property seamlessly blends classic charm with modern conveniences. From the through lounge and extended kitchen/diner to the delightful garden and the luxurious second-floor bedroom, this home offers a superb living experience. It's a truly remarkable property that combines Victorian elegance with contemporary comfort.

Location

Enjoying this prized location gives you a wealth of options when it comes to indulging in everything Walthamstow has to offer. A brisk four minute walk or a short one minute bike ride and you will be in the centre of the famous Walthamstow village which is one of the most charming and oldest villages in London (the original settlement dates back to 1086), Walthamstow Village is a little slice of country life in London and renowned for its local produce shops and historic buildings. When it comes to amenities you have everything you could ever need, all located on the famous 1km Walthamstow Market which is only 0.4 miles from your front door. A range of enterprising independent businesses compliment the market and provide the quintessential neighbourhood to accommodate everything your heart desires. Other Amenities such as Chaiiwala, Gunes Restaurant & Manzoor Food Store on Hoe Street all within walking distance and provide the ideal local conveniences that you could ever ask for. Public transport is also easily accessible right from your door step, with bus stops at Hoe Street just 0.04 miles & 0.1 miles away as well as bus stops at Walthamstow Central & Park Court both just 0.14 miles away. Underground and over ground stations such as Walthamstow Central & Queens Road are just 0.16 miles & 0.27 miles away respectively, while national rail stations including Lea Bridge Road are under 1 mile from the property. Finally the property gives access to a bounty of nursery, primary and secondary schools all within walking distance. Edinburgh Primary, Church Hill Nursery and South Grove schools are all under 0.48 miles from your front door and offer both good and outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Freehold  
Council Tax Band: C  
Annual Council Tax Estimate: £1,724 pa

**Porch**  
**6'4" x 5'0" (1.95 x 1.54)**

Double glazed window and door to front & side aspect, tiled flooring.

**Entrance Hall**  
**20'0" x 2'10" (6.12 x 0.88)**

Carpeted stairs to first floor landing, single glazed opaque window and door to front aspect, double radiator, laminate flooring and power points.

**Reception Room**  
**24'11" x 10'9" (7.61 x 3.28)**

Double glazed bay window to front aspect, spotlights, two double radiators, laminate flooring, phone and TV aerial point, under stairs storage cupboard, power points, double glazed patio door leading to garden.

**Ground Floor w/c**  
**4'4" x 2'1" (1.33 x 0.65)**

Heated towel rail radiator, laminate flooring, extractor fan, hand wash basin with mixer tap and low level flush w/c

**Utility Room**  
**6'1" x 2'9" (1.86 x 0.85)**

Wall unit, laminate flooring, power points, plumbing for washing machine, roll top work surface.

**Kitchen**  
**7'5" x 18'11" (2.27 x 5.78)**

Skylights, double glazed window to side aspect, double radiator, laminate flooring, walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and gas hob,, chimney style extractor with hood, sink with drainer unit, integrated fridge/freezer, integrated dishwasher, double glazed bifolding door leading to garden, power points and combination boiler.

**First Floor Landing**  
**4'1" x 14'6" +3'7" x 5'5" (1.51 x 4.43 +1.11 x 1.67)**

Carpeted flooring, power points and stair case to second floor.

