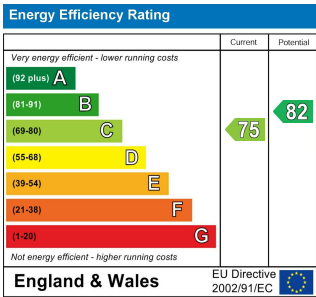
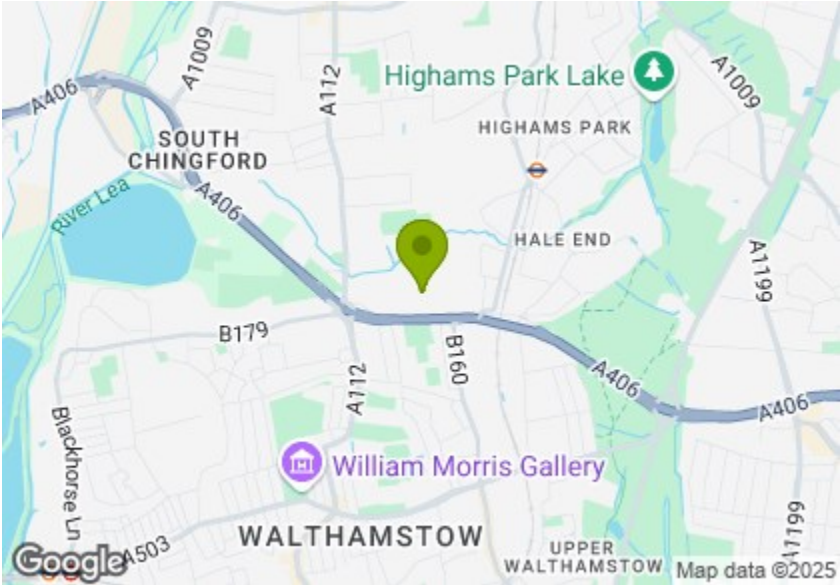




Total Area (Excluding Eaves Storage): 128.5 m² ... 1383 ft²

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.



## WADHAM AVENUE, WALTHAMSTOW

### Offers In Excess Of £725,000 Freehold

### 4 Bed House



#### Features:

- Four Bedrooms
- Terrace House
- Arranged Over Three Floors
- Beautifully Presented
- Extended Kitchen Diner
- Large Private Rear Garden
- Walking Distance to Lloyd Park

Tucked away on a quiet street, this beautifully finished four-bedroom Victorian terrace is full of warmth, light and character. Offering a huge 1383 sq ft of inviting, extended living space — and that's not even counting the massive private garden. Inside, the natural light does all the talking. Bright, open spaces flow effortlessly from room to room, while original features and smart updates add just the right amount of personality. There's a converted loft that gives you that extra breathing room without compromising on charm. Whether you're working from home, entertaining, or simply stretching out with a good book in the garden, this house adapts to your day — not the other way around.

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### IF YOU LIVED HERE...

From the crisp white external brickwork to the neat front garden perfumed with lavender, it's clear this home has been carefully maintained before you've even stepped inside.

Push open the front door and you're welcomed into a gloriously bright reception. At the front, a bay window dressed in plantation shutters pours in sunlight. The natural wooden floorboards run the full length of the space, and a woodburner sits within an exposed brick feature wall.

The extended kitchen/lounge/diner continues the warm wood flooring for a cohesive feel. The kitchen is smart and unfussy, with grey shaker-style cabinets accessorised with copper handles. French doors throw themselves open to the garden, making the most of sunny days and spontaneous barbecues. And what a garden it is— 90 feet of it, with a long lawn between established shrubs and plantings. There's space for dinner outside on the patio and two further paved areas, ensuring you're never far from the best of the sunshine.

Upstairs, you'll find three bedrooms, each with its own charm. The largest sits at the front, painted in a warm mocha tone and softly lit by the bay window – a calm, inviting space to start and end your day. There's a second double

bedroom and a smaller single, currently dressed in a gentle blush pink, perfect as a child's room, guest space, or cosy home office.

The family bathroom is clean and tranquil, with a crisp white and peppermint green palette that feels fresh without being clinical. A rainfall shower over the bath offers the best of both worlds—ideal for lingering soaks or a brisk morning rinse. A separate WC adds everyday practicality.

At the top of the house, the loft conversion is a stunning light-filled retreat. A large Velux window brings in the sky, and clever under-eaves storage keeps clutter tucked away so the space feels calm and serene. An ensuite bathroom means no fighting for space first thing in the morning too.

### WHAT ELSE?

Lloyd Park and all its amenities are easily accessible by foot. Whether it's a game on the tennis or basketball courts, a workout at the outdoor gym, a visit to the Saturday market, or a quiet stroll through the William Morris Gallery, there are plenty of options to suit everyone.

Highams Park Station is within walking distance, offering direct links into the City and beyond. Several bus routes also run nearby, connecting you easily to surrounding neighbourhoods and transport hubs, including Walthamstow Central, Leytonstone, and Chingford.



### A WORD FROM THE OWNER...

"We have spent nearly ten years renovating and caring for our home. Perfectly positioned to access everything both Walthamstow and Highams Park has to offer. A short walk to Epping Forest leading to Highams Park or Hollows Pond. The Dog and Duck, The Stag and Lantern and The Royal Oak are within walking distance for Friday night drinks or Sunday roasts. We have so many memories of long summer days and nights in the garden with the soundtrack of cricket and the birds. The quiet street is full of thoughtful, friendly and caring neighbours. We have loved our time on Wadham Avenue."

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**Reception**  
12'3" x 13'9"

**Kitchen / Lounge / Diner**  
17'7" x 22'0"

**Storage**

**Bathroom**

**Bedroom**  
10'0" x 11'6"

**Bedroom**  
11'7" x 13'9"

**Bedroom**  
6'3" x 9'3"

**Bedroom**  
16'8" x 18'5"

**Ensuite**

**Eaves Storage**

**Garden**  
90'0" x 18'10"



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