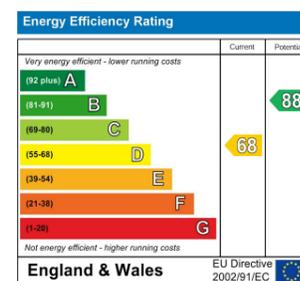
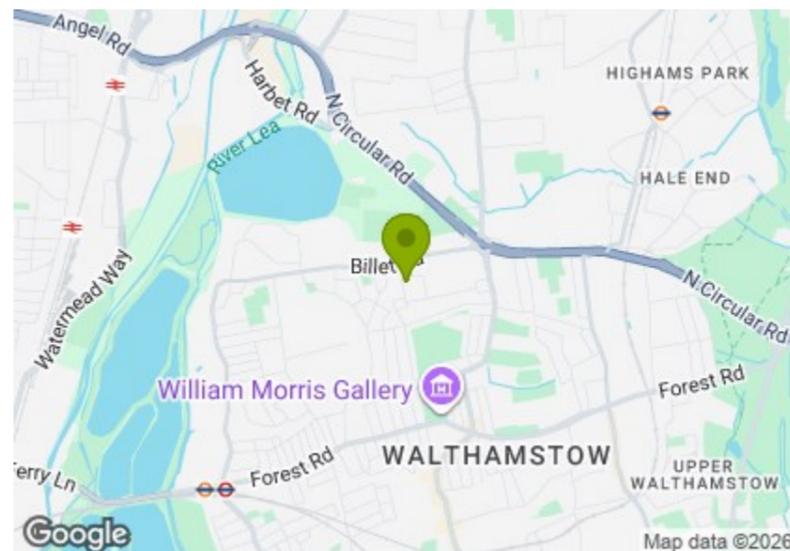




Total Area: 100.8 m<sup>2</sup> ... 1085 ft<sup>2</sup> (excluding eaves storage)  
All measurements are approximate and for display purposes only



## DOUGLAS AVENUE, WALTHAMSTOW

### Offers In Excess Of £750,000 Leasehold 4 Bed House



#### Features:

- Four Bedrooms
- Mid Terrace House
- Arranged Over Three Floors
- Well Presented
- Private Rear Garden
- Kitchen Diner
- Lloyd Park Location
- £100 P/A Ground Rent Fixed (Non-Escalating)
- No Service Charge

Bright, characterful, and full of charm, this four-bedroom mid-terrace home sits in one of Walthamstow's most desirable pockets, just moments from Lloyd Park. Spread across three floors, it offers generous, well-balanced spaces - an inviting open-plan kitchen/diner, a cosy reception room, two bathrooms, and a converted loft - all complemented by thoughtful built-in storage and a private rear garden. Beautifully presented throughout and full of personality, the house blends period character with welcoming functionality. And with Hoe Street's cafés, shops, and transport links within easy reach, you'll enjoy the perfect mix of green space, culture, and community spirit - everything that makes Walthamstow such a special place to call home.

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0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

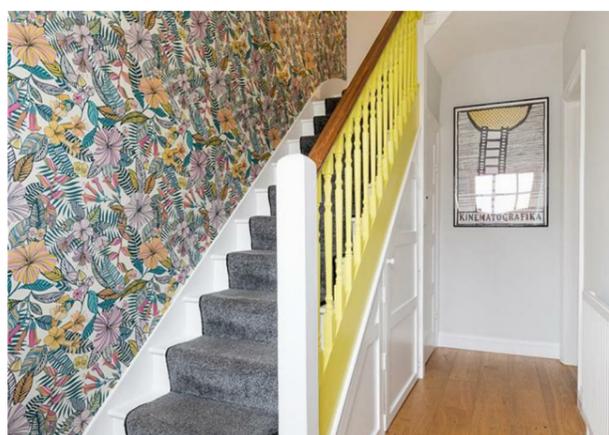
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IF YOU LIVED HERE...

With its distinctive coral gate framed by a glossy laurel hedge and matching front door, this home welcomes you in with a real sense of charm and individuality. Spanning 1,085 square feet, it's a space full of playful colour and thoughtful design, a home with genuine character around every corner.

Step into the wide hallway, and the first thing you'll notice is the striking yellow balustrade, a joyful hint of the personality within. The reception room is irresistibly cosy, with deep, inky-blue walls and a warm, terracotta ceiling that sets a beautifully moody tone, anchored by a handsome cast-iron fireplace. Built-in shelving and cabinetry make the alcoves both practical and personal, the perfect place for books, photos and keepsakes. With large windows at the front and French doors at the rear, the room feels wonderfully light and balanced.

A wide opening leads through to the open-plan kitchen and dining area, where warm wooden floorboards tie the two spaces together. It's a room designed for connection, easy for day-to-day living yet ready for long dinners and lively gatherings. The white shaker-style cabinets form a neat U-shape, topped with dark tiles underfoot and splashes of pistachio green and pale pink on the walls, adding a sense of fun.

Outside, a 39-foot garden extends from the back of the house, beginning with a paved patio perfect for summer dining and flowing into a lawn framed by greenery, with a handy shed tucked neatly at the end.

Upstairs, you'll find three bright and comfortable bedrooms, each with its own distinct personality, along with a cheerful family bathroom. Clad in glossy grey metro tiles, it's lifted by a burst of sunshine yellow on one wall - proof that even practical spaces can make you smile.

The converted loft adds the finishing touch with a serene principal bedroom stretching an impressive 17 feet. With built-in cabinetry, wooden flooring, and clever under-eaves storage, there's space for everything. The ensuite shower room completes this calm retreat, brightened by a window for that fresh, airy feel.

WHAT ELSE?

Walthamstow Central is under 10 minutes by bike, with secure cycle storage at the station, or around 25 minutes on foot. Blackhorse Road is about 10 minutes by bus, while frequent local services connect easily to surrounding areas, including Leyton, Hackney, and Stratford, as well as destinations further across the city. The Soho Theatre's new base in Walthamstow showcases cutting-edge comedy and performance, while the Waltham Forest Feel Good Centre caters to all things fitness with its swimming pool and sports facilities.



A WORD FROM THE OWNER...

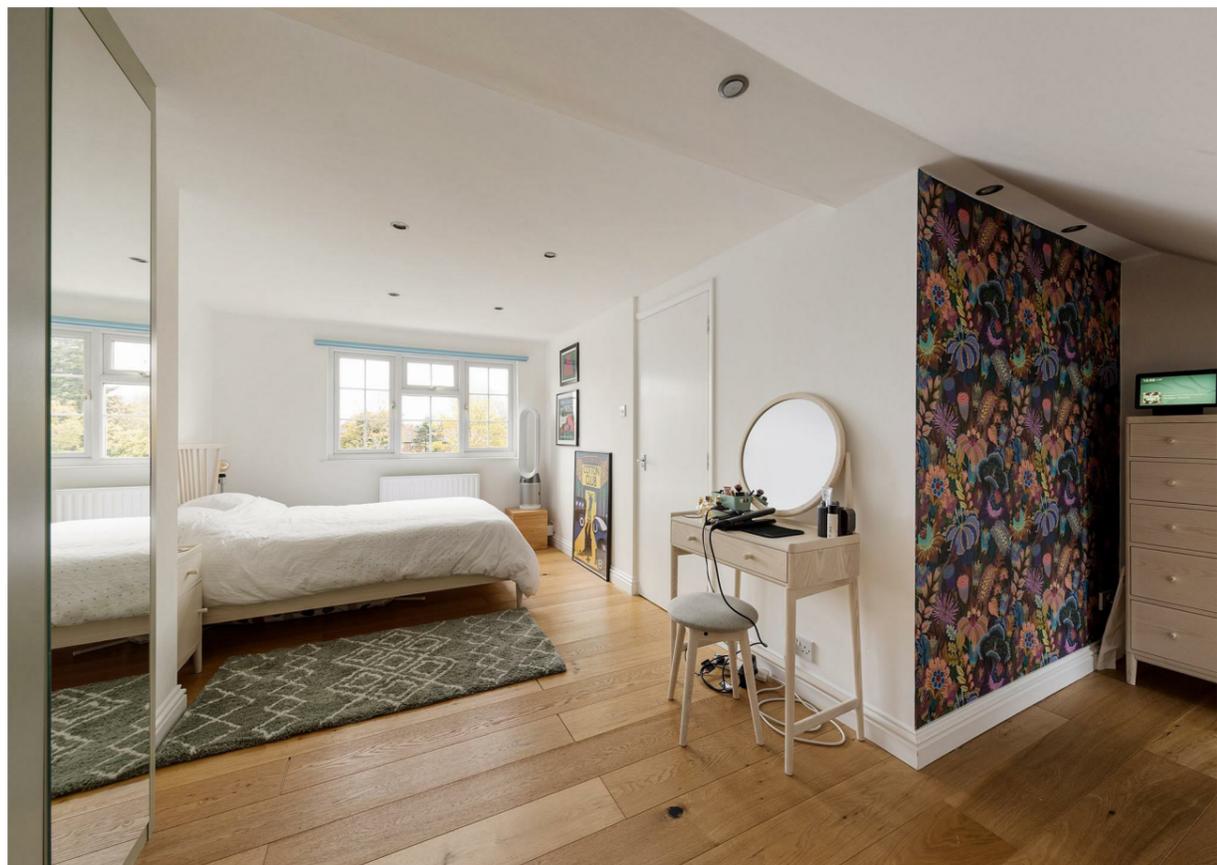
"Douglas Avenue has a real village feel. Because of its U-shape, it feels tucked away and friendly, more like a micro-community than a city street. It's quiet, safe and the neighbours are brilliant: we've got a lively WhatsApp group, organise advent windows at Christmas and jumble sales, and often stop for a chat while out on the tree-lined pavement. It's felt like home since day one!

It's easy to park on the street, and the council-provided bike hangars are really handy. We love being just a few minutes' walk from Lloyd Park, and its Saturday market, and from the playgrounds at Cheney Row and Folly Lane. The Wetlands and Epping Forest are only a short bus ride away, and we're within easy reach of the Tube, A406, M11 and great cycle routes.

There are fantastic schools all around: Walthamstow Academy (best A Level results in Waltham Forest in 2025), Roger Ascham (Sunday Times Top 500 schools - top 1% of primary schools in the country), the Winns Primary and Hillyfield are all within walking distance. Sainsbury's and Morrisons are also a stone's throw away to make the weekly shop simple. Last but not least, we've enjoyed the cultural scene nearby, from shows at Soho Theatre Walthamstow to evenings at the Trades Hall and the Rose & Crown - and the proximity to the Blackhorse Beer Mile."

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**Reception Room**  
13'8" x 10'11"

**Bedroom 3**  
10'7" x 7'1"

**Kitchen/Dining Room**  
17'3" x 9'1"

**Bedroom 4**  
17'2" x 9'4"

**Bedroom 1**  
11'0" x 9'11"

**Bathroom**  
7'1" x 6'0"

**Bedroom 2**  
9'11" x 9'1"

**Ensuite**  
5'10" x 5'9"



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