

## PRETORIA AVENUE, WALTHAMSTOW

Offers In Excess Of £1,050,000 Freehold  
4 Bed House - Mid Terrace



### Features:

- Four Bedrooms
- Victorian House
- Arranged Over Three Floors
- Well Presented
- Kitchen Diner
- Over 1500 Sq Ft.
- Close to St James's Street
- Quiet Residential Street

This smart and spacious four-bedroom family home is full of character and original features. Spread over three floors and offering more than 1500 square feet of living space, it includes a west-facing rear garden, a generous double reception room, a spacious kitchen/diner, a ground floor WC, a first floor bathroom and a loft with an en-suite.

The location is an excellent spot between Blackhorse Road, Walthamstow Central and St James Street, meaning you can enjoy the perks (and transport links) of not one, but three buzzy neighbourhoods. Although the home is surrounded by E17's best action, Pretoria Ave is actually a quiet and residential street, and there's plenty of greenery nearby too.

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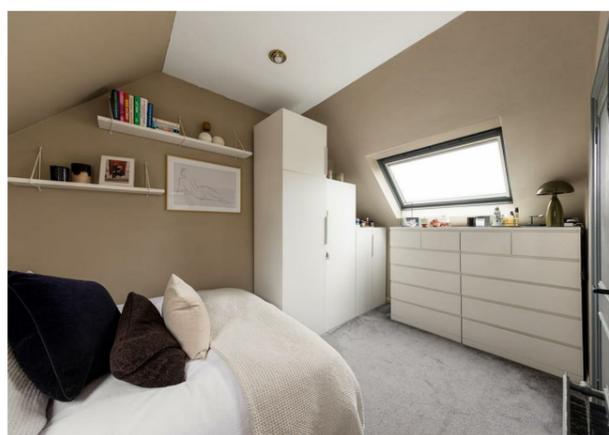
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IF YOU LIVED HERE...

You've hit the jackpot with an E17 location - you're surrounded by some of our favourite E17 amenities here, but there's plenty to admire at home as well...

In your reception room, tilt the custom shutters and enjoy the light that spills through the bay windows, showcasing the lovely original features such as the mantelpiece and ceiling rose. The decor here - and in the rest of the home - has been thoughtfully considered, with deep hues contrasting with neutrals.

Your bright kitchen-diner will be a hub for entertaining with its parquet-style flooring and shaker-style units. There's room for a large dining table but you can also enjoy sitting at the breakfast bar, or on warmer days, head outside and enjoy a drink in the spacious west-facing garden.

On the first floor you'll find three bedrooms (including one with in-built storage) as well as a family bathroom, while in the loft you have your master bedroom with ensuite and eaves storage. Don't forget the WC on the ground floor, too.

Beyond the front door, you'll be delighted to find that your new home is nestled in between some excellent green spaces; Lloyd Park, Walthamstow Wetlands and St James Park - all reachable on foot. Jump on a bike and get to them even quicker.

As for urban perks, bear in mind that Conde Nast Traveller ranked Blackhorse Road

among the UK and Ireland's top destinations to visit. Start by exploring the Blackhorse Beer Mile, home to some of East London's most exciting craft beer breweries, bars and street food, including Signature, Exale and the epic Big Penny Social (look out for events across all of them).

If you head in the other direction you'll find the incredible amenities that Hoe Street has to offer, including the long awaited Soho Theatre Walthamstow, and a whole host of award-winning restaurants.

WHAT ELSE?

-It's a short stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in a similar amount of time, or hop on the Suffragette Overground, which zips between Gospel Oak and Barking. Buses are plentiful too. You also have the option of strolling even closer to St James Street for the Weaver Overground route to London Liverpool Street.

-Just a couple of mins away you've got an original Banksy, preserved within the Bonners fish and chip shop signage. Grab some takeout and soak up some culture worth bragging about.

-Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well as 17&Central shopping centre and Forest Cinema.



A WORD FROM THE OWNER.....

"This has been a great family home for me and my children for the last 30 years. The home was a great place for all of us to grow, and gave each of us our own space and freedom within the home itself. I feel the time is right to pass it into another growing family who can make best use of it like we did."

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**Reception Room**

24'2" x 12'0"

**Kitchen/Dining Room**

20'3" x 10'5"

**WC**

**Bedroom**

16'1" x 12'1"

**Bedroom**

11'4" x 10'1"

**Bathroom**

9'6" x 7'5"

**Bedroom**

10'6" x 10'3"

**Bedroom**

14'6" x 8'3"

**Ensuite**

**Garden**

36'1"



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