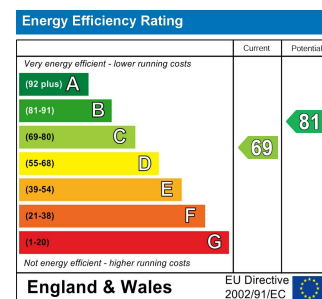




Total Area (Excluding Loft Room, Garden Room & Garage): 95.4 m<sup>2</sup> ... 1027 ft<sup>2</sup>

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.



## MORGAN AVENUE, WALTHAMSTOW

### Offers In Excess Of £925,000 Freehold

### 4 Bed House



#### Features:

- Three Bedrooms
- Semi Detached House
- Well Presented
- Potential to Extend (STPP)
- Large Garage
- Driveway
- Close to Epping Forest
- Quiet Residential Street

This classically beautiful three-bedroom semi-detached home is located in Upper Walthamstow, a short walk from both Epping Forest and the thriving Wood Street area, known for its speedy transport links.

Immaculate throughout, it offers charming period features as well as the exciting opportunity for further development, making it a great find for growing families. The large garden, garage and driveway are just a few of its many highlights.

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#### IF YOU LIVED HERE...

Step inside to discover an impressive reception room offering flexible living space, with light pouring in through the bay window to showcase all the period features. The rear reception is just as special, with neutral decor and natural light streaming through the patio doors. The kitchen is perfectly positioned, featuring smart units and an immaculate design. It also offers direct access to the garden, making it ideal for summer gatherings, while the large garage provides excellent storage or workshop potential.

Across the first and second floors, you'll find three well-sized and spotless bedrooms, including a bay-fronted master. The family bathroom is spacious, and there's also a separate WC. The loft is currently being used as an office and guest room, so it's a brilliantly versatile layout.

Outside, you'll have a fantastic neighbourhood to explore. Take a short walk towards St Peter-in-the-Forest and enjoy the tranquility of Epping Forest, dotted with clearings perfect for picnics. Alternatively, head in the other direction towards Hollow Ponds for more expansive green space and even a boating lake.

Nearby, Wood Street has seen several exciting new stores and eateries pop up among old favourites, including the brilliantly unique Wood Street Indoor Market and local institution Lancasters. Try beer shop-cum-bar Clapton Craft, rustic Balkan dining spot Lacy Nook, popular brunch spot Dudley's, and award-winning bakery Chocolatine Bakery, but there's much more to explore.

You're also only a short walk from the Ravenswood Industrial Estate, home to the ever-popular God's Own Junkyard, as well as Pillars Brewery, Malt Haus and gin palace Mother's Ruin.

#### WHAT ELSE?

- Walthamstow Village is a short stroll away, where you've got everything from pizza and authentic sushi to fish and chips and gastro grub.
- Parents will be pleased to know you have plenty of great primary/secondary schools in the area.



#### A WORD FROM THE OWNER...

"If we hadn't been given the opportunity to relocate closer to family in Europe, we would never ever leave this house, in this street, with these neighbours. The kind of family and community life we have here, is very exceptional in a city like London. Children play safely in the street, in the secluded space behind the house, and on the cricket field. Neighbours become friends. The forest is on the doorstep. Walthamstow Village, Wood Street station, bakeries, coffee shops, restaurants, and even a sauna are all less than a ten minute walk away. The road itself is quiet, and at night the area is almost silent. It's remarkably easy to forget you're even in London.

In summer, our garden is dubbed the local Feel Good Centre as it fits a large trampoline, a huge paddling pool, and a climbing frame. From March to September, the garden bathes in full sun from morning to evening. And in winter, the pool and camping gear are stored in our double garage plus play shed. No hassle with (cargo)bikes, we just cycle straight into our garage.

The house gets amazing light. The built-in soft seating in the front room is the busiest area of the house. During cold winter days, it catches the warm winter sun on our back. And in the evening it is a great alternative to the sofa with tv. We play board games and make puzzles. When we have friends over, the adults can sit in the front, and the kids play in the back. "

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- Porch**
- Downstairs WC**  
2'5" x 6'11"
- Storage**
- Reception**  
12'7" x 13'11"
- Reception**  
11'5" x 14'9"
- Kitchen**  
6'11" x 9'4"
- Bedroom**  
11'5" x 13'11"
- Bedroom**  
11'3" x 14'9"
- Bathroom**  
7'4" x 7'8"
- Bedroom**  
7'1" x 9'2"
- Loft Room**  
16'4" x 10'5"
- Eaves Storage**
- Eaves Storage**
- Garage**  
16'2" x 15'5"
- Garden Room**  
8'6" x 10'2"
- Garden**  
approx 57'2" x 28'4"

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