



Total Area (Excluding Eaves Storage): 131.5 m² ... 1415 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.

- Reception
15'7" x 25'7"
- Kitchen
9'3" x 12'10"
- Bathroom
9'3" x 5'9"
- Utility
- Bedroom
15'7" x 11'7"
- Bedroom
10'5" x 11'5"
- Bedroom
9'4" x 16'3"
- Bedroom
11'3" x 19'1"
- Ensuite
4'7" x 5'10"
- Eaves Storage
- Garden
22'1" x 15'5"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	77



RITCHINGS AVENUE, WALTHAMSTOW Offers In Excess Of £875,000 Freehold 4 Bed House



Features:

- Four Bedroom Freehold House
- Converted Loft with Ensuite
- Large Through Reception
- Original Floorboards
- Exposed Brick and Feature Fireplace
- Utility Room
- Fitted Wardrobes and Built in Storage
- Private Garden
- Moments to Blackhorse Road and St James Street
- Close to Walthamstow Wetlands

If you're after a home that's ready to move straight into, this beautifully finished four-bedroom Victorian terrace has a lot going for it. A loft conversion has already been taken care of, giving you generous living space across three floors. You'll also find two bathrooms, a utility room, loads of built-in storage and a private garden - all the comforts and flexibility you'd want in a modern family home, wrapped up in period charm. Blackhorse Road Station (Victoria Line and Suffragette Line) is only a 7-minute walk away, St James Street station (Weaver Line) about ten minutes walk, and with the vast green spaces of Walthamstow Wetlands just as easily accessible when you want to slow the pace, you're perfectly placed to take advantage of both.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

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0203 397 9797



IF YOU LIVED HERE...

Ritchings Avenue is a quiet residential no-through road just off Forest Road, this home is close to the barrier, so there is very little traffic movement past the property. This thoughtfully updated home offers 1,415 sq ft of bright, well-planned living space. The ground floor is a flowing, open space that's full of natural light. A generous double reception stretches out across stripped wooden floorboards, anchored by a wide bay window with crisp white plantation shutters. Cream walls keep the space airy, while a cast iron fireplace and exposed brick feature walls, adding just the right amount of elegance and character. The kitchen brings a modern, social energy. Wooden shaker-style cabinets run round the room with a gas hob for those who appreciate control in their meal preparation. Beyond lies a utility space - great for muddy boots and bikes when you head in from the garden or a dedicated laundry space. Just off this space, there's a smart downstairs bathroom complete with glazed bath and shower combination with a modern finish. Outside, the garden is an easy-going, low-maintenance space. A tiled patio makes a great spot for outdoor dining, bordered by natural wood fencing and established trees that add privacy and security. On the first floor, you'll find three calming bedrooms - all natural and generous doubles echoing the home's clean, understated aesthetic. The larger of the rooms sits at the back which can be used as a double office space with space for a double bed. The room at the front feels open and balanced, with twin windows and loads of storage thanks to custom wardrobes. The loft has been thoughtfully converted into a

self-contained master suite with an en-suite bathroom. Velux skylights flood both rooms with natural light, enhancing the sense of space and bringing expansive sky views indoors.

WHAT ELSE?

The local buzz of the renowned 'Beer Mile' offers plenty of dog-friendly microbreweries and pop-up food venues to choose from - Big Penny Social, an enormous pub and community space hosting live events, is just a short walk away. Join the wellness trend sweeping London and try out your local community sauna - and cold plunge pools if you're brave enough, which opened just last year. Want to try your hand at climbing? Yonder, a fantastic community run space, is just a short walk away and offers three tiers of the best bouldering London has to offer and an onsite bakery when you need to refuel. Nature lovers will appreciate the vast open spaces of Walthamstow Wetlands - Europe's largest urban nature reserve, covering 500 acres. For families, there are multiple outstanding nurseries, and the house sits in the catchment for two 'Gold' standard primary schools, one of which is less than 5 minutes walk away, and several secondary schools. The house is also well situated for many of Walthamstow's wonderful parks such as Stoneydown Park, St.James and Lloyd park.



A WORD FROM THE EXPERT...

"I love living in Walthamstow - it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away - all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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