

Reception Room
13'10" x 11'0"

Reception Room
22'11" x 10'5"

Kitchen
17'4" x 9'1"

Bedroom
10'9" x 7'1"

Bedroom
10'9" x 10'0"

Bedroom
10'5" x 9'11"

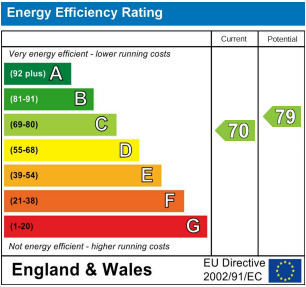
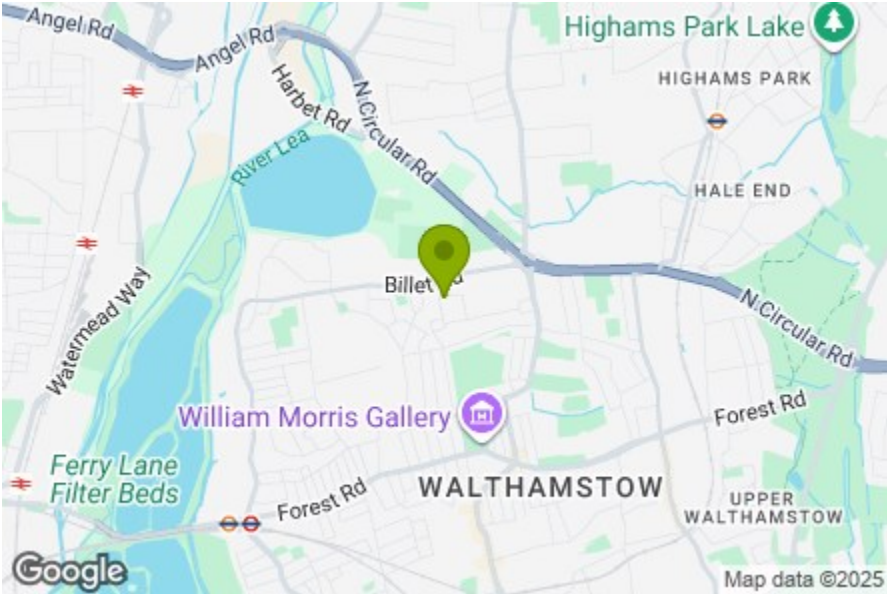
Ensuite
7'1" x 4'6"

Bedroom
10'5" x 7'10"

Bedroom
10'0" x 9'1"

Bathroom
9'1" x 7'1"

Garden
32'9"



DOUGLAS AVENUE, WALTHAMSTOW

Offers In Excess Of £800,000 Leasehold 5 Bed House



Features:

- End of Terrace warner House
- Five Bedrooms
- Two Receptions
- Stunning Wrap Round Garden
- Two Bathrooms
- Off Street Parking to Front
- Close to Lloyd Park
- 1343 sqft

This end of terrace Warner house offers generous proportions and a layout designed for flexible family living. With five bedrooms and two reception rooms, there's space to adapt to both busy households and quieter retreats. A wraparound garden provides a wonderful outdoor setting, complemented by off-street parking at the front. Two bathrooms add everyday convenience, while the property's footprint extends to over 1,300 square feet. Close to the open green spaces of Lloyd Park, it combines the charm of a classic Warner build with the scale and versatility of a substantial family residence.

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IF YOU LIVED HERE...

The property presents a handsome brick façade that blends period features with contemporary updates, while the balanced window design contributes to its tidy and attractive frontage. Inside, the hallway leads directly to the principal living spaces, with useful understairs storage tucked neatly away. The first reception room is full of character, where soft tones and generous proportions create a warm and inviting feel. A wide shuttered window streams in daylight, while the decorative fireplace and fitted shelving bring both charm and detail. With room for dining and relaxing, this versatile setting balances elegance with comfort.

Set to the rear, the kitchen is a bright and sociable space with a generous run of cabinetry for storage. Warm wood accents complement light-toned units, while patterned tiling adds subtle personality. A breakfast bar is perfect for casual meals, and a wide window keeps the room filled with light throughout the day. From here, the second reception stretches the depth of the home, with French doors to the garden. Light from both ends makes this airy room ideal for family life or entertaining. South-facing, the garden is a standout feature, bathed in sunshine throughout the day. A circular lawn edged with greenery brings softness, while stone terraces create natural spots for dining or quiet relaxation. Private and well-tended, it's a retreat to enjoy.

Upstairs, the first floor offers five bedrooms and a family bathroom. The main bedroom includes mirrored wardrobes and a neatly finished ensuite with tiled walls

and patterned flooring. The remaining bedrooms offer space for doubles, all filled with natural light. The family bathroom completes the home with a freestanding tub, corner rainfall shower and wood-toned cabinetry, blending comfort with style. Set in a lively and well-connected corner of Walthamstow, the neighbourhood offers an excellent mix of green spaces, culture, and community spirit. Just over 5 minutes away you'll find Lloyd Park, home to the William Morris Gallery, two cafés, a playground and a weekend market. The Dog & Duck offers a friendly spot for a drink or Sunday roast, while the Waltham Forest Feel Good Centre caters to all things fitness with its swimming pool and sports facilities. The Soho Theatre's new base in Walthamstow adds to the cultural mix, while nearby Wetlands provide a stunning backdrop. Families will appreciate the choice of good schools, with Roger Ascham and Hillyfield just minutes away.

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.



A WORD FROM THE OWNER...

We have lived on Douglas Avenue for 12 years, firstly as a couple and latterly as a family. We have loved our time here, and this has been a joy-filled and happy home for us.

As a family we have cherished the close knit nature of the community around us, with many friends on Douglas Avenue and surrounding streets. There is a strong sense of village which we will really miss. We have especially enjoyed the proximity to Lloyd Park, and more recently to the fantastic play cafe on Billet Road. We are a 20-minute walk from numerous great restaurants, cafes, pubs and the new Soho Theatre. We are a short bus ride from the Blackhorse Beer Mile.

As someone who freelances in multiple areas around London I can vouch for how well-connected it is, and for anyone who needs to fly regularly the accessibility to both Stansted and City airports is extremely good. We are also minutes from both the North Circular and M11.

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