

Douglas Avenue, Walthamstow, London, E17

DIMENSIONS

Entrance
Via front door leading into:

Entrance Hallway
Staircase leading to first floor. Access
To Reception Room & Kitchen.

Reception Room
23'3 x 11'1
Access To Conservatory.

Kitchen
8'7 x 7'2
Door To:

Utility Room
8'9 x 5'8
Door To Rear Garden.

Conservatory
10'3 x 8'9
Access To Rear Garden.

First Floor Landing
Door to all first floor rooms.

Bedroom One
14'2 x 8'8

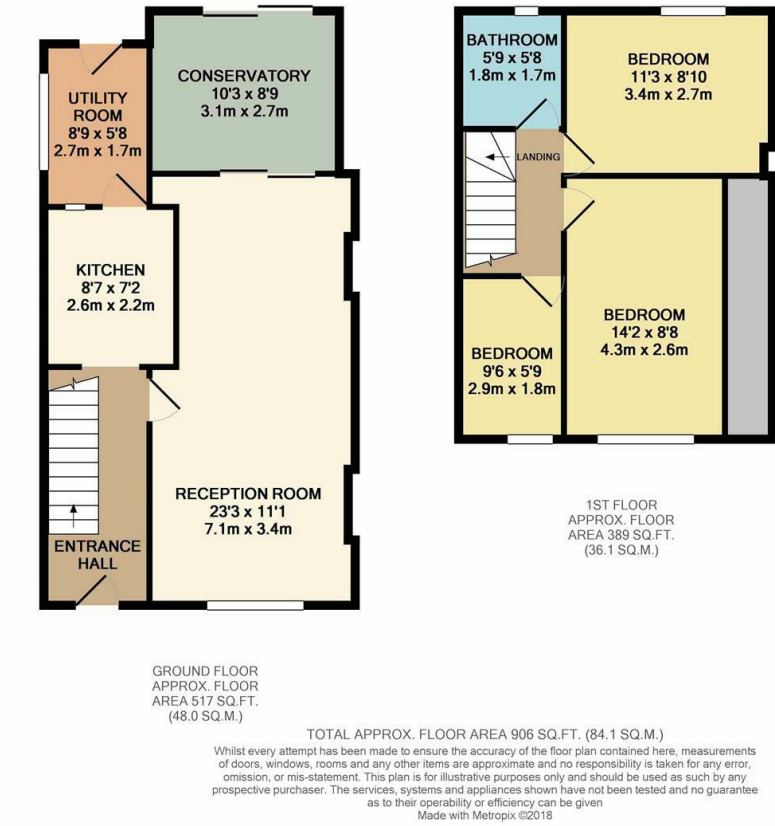
Bedroom Two
11'3 x 8'10

Bedroom Three
9'6 x 5'9

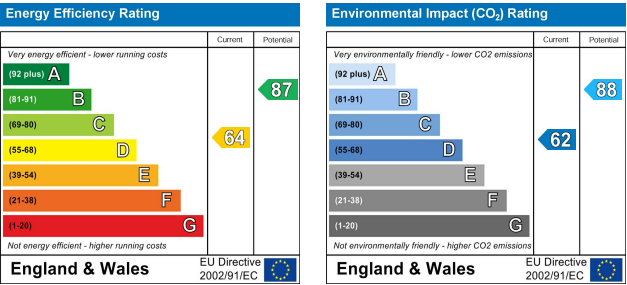
First Floor Bathroom
5'9 x 5'8

Rear Garden
approx 40'

FLOORPLAN



EPC CHART



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ESTATES 17

WALTHAMSTOW'S ESTATE AGENT



Douglas Avenue, Walthamstow, London, E17

£1,650 PCM

Part furnished

- Mid Terrace House
- Three Bedrooms
- Well Presented
- Utility Room & Conservatory
- Double Glazed & Gas Central Heating
- Close Proximity To Lloyd Park
- Close To Local Schools
- Approx 40' Rear Garden
- Available Now
- 906 Sq Ft (84.1 Sq M)

TO LET

1 1 3

This three bedroom Warner built house is located just to the north of Lloyd Park, on a quiet residential street, and is available immediately. On the ground floor are through lounge, kitchen, utility room and conservatory whilst upstairs there are three bedrooms and the bathroom. With a large private rear garden, we think this would make an ideal rental property for a family.

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In This Area - By Walthamstow Diary

William Morris was a Walthamstow lad - he lived in the Water House on Forest Road. His childhood home is now the William Morris Gallery, the only gallery on the face of the planet dedicated to his life and work. Lloyd Park, in which the gallery stands, is named after another former resident of the Water House, Edward Lloyd, a publisher of penny dreadfuls. As well as having a medieval moat, playground and a cafe, the park is also home to some great local events, including the May Day dog show which shouldn't be missed. The best dressed dog round is amazing. One year it had a Star Wars theme, with staffie princess Leahs competing against AT-AT Great Danes - it was glorious. The park is surrounded by quiet streets of ex-Warner properties, the Bell pub is around the corner from the gallery, and the cafes of Hoe Street are just a short trot away. Give Wyndwood Art District a go - this little cafe has a lot going on, including a running club and exhibitions. Tommy's Tuck In cafe, opposite the park, is a good spot for a hangover fixing breakfast. All this is only a fifteen minute walk from the station.