



Woodside Park Avenue, Walthamstow, London, **FOR SALE**

Freehold

1 2 6

- 6 bedroom semi-detached house
- Kitchen/breakfast room
- Loft conversion
- Close to Hollow Pond boating lake
- Double glazing & gas central heating
- Wood Street station: 0.4 mile
- EPC rating: C (70) & Council tax band: D
- Rear garden: 36'1 x 24'5
- Off street parking
- Internal: 1747 sq ft (163 sq m)

An incredibly spacious, six-bedroom end of terrace house on Woodside Park Avenue.

If you have a growing family and are looking for space, this is the house for you. Extended on both the ground floor and loft, this offers plenty of room throughout. On the ground floor there is a cavernous, open plan reception room, easily able to accommodate even the largest of family gatherings. Directly behind it sits the kitchen/breakfast room – the ideal spot to start the day, perched on a stool enjoying a coffee.

The six (yes six!) bedrooms are evenly split between the two upper floors. There are five doubles and one single, so less chance of arguments as to who gets which room! There is also a three-piece bathroom on the first floor and a three-piece shower room on the second.

Outside there is off street parking to the front and a charming garden to the rear, complete with patio area and lawn. The sideways leading from front to back is ideal for avoiding muddy bikes (and their riders) needing to go through the house after a ride around Hollow Ponds.

Speaking of Hollow Ponds, it's just up the road – ideal for the aforementioned cycle rides or exercising any canine members of the family. Wood Street is at the end of the road – walk down toward the station (handy for the morning commute) and you'll find a plethora of independent shops, bars, and eateries. Wander slightly further and the neon glow of the Ravenswood is close by, as is Walthamstow Village.

Great home, great location...shall we take a look?

Woodside Park Avenue, Walthamstow, London, E17

DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Doors to reception room.

Reception Room

30'4 x 19'8 (9.25m x 5.99m)

Doors to breakfast area & door to kitchen.

Kitchen/breakfast room

18'11 x 11'5 (5.77m x 3.48m)

Doors leading to rear garden.

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Bedroom One

17'0 x 12'6 (5.18m x 3.81m)

Bedroom Two

13'0 x 11'7 (3.96m x 3.53m)

Bedroom Three

9'11 x 6'9 (3.02m x 2.06m)

First Floor Bathroom

7'8 x 7'6 (2.34m x 2.29m)

Second Floor Landing (Loft)

Doors to all second floor rooms.

Bedroom Four

10'2 x 9'0 (3.10m x 2.74m)

Bedroom Five

12'5 x 7'6 (3.78m x 2.29m)

Bedroom Six

11'4 x 9'3 (3.45m x 2.82m)

Shower Room

7'6 x 6'11 (2.29m x 2.11m)

Rear Garden

36'1 x 24'5 (11.00m x 7.44m)

Off street parking

Driveway to front.

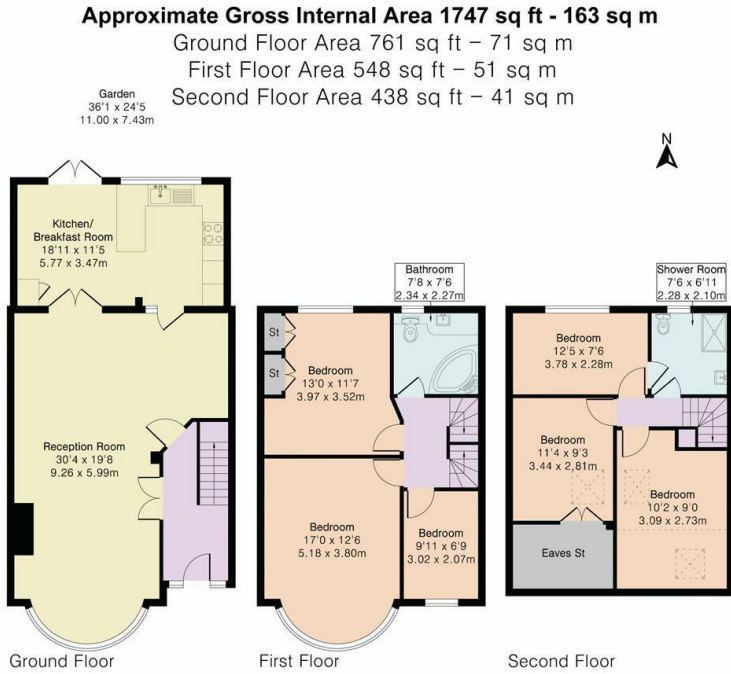
Additional Information:

Local Authority: London Borough Of Waltham Forest
Council tax band: C

Disclaimer:

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FLOORPLAN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING

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		
	70	81
England & Wales		
	EU Directive 2002/91/EC	

LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

