ESTATES EAST

Priory Avenue, Walthamstow, London, E17

Offers In Excess Of £900,000

Freehold

FOR SALE

2 2 3

- 3/4 bedroom Victorian terraced house
- 2 Reception rooms
- Double glazing & gas central heating
- Close to Walthamstow Village
- Walthamstow Central Tube station: 0.1 mile
- EPC Rating: C (69) & Council tax band: D
- Rear garden: approx 40ft
- On road residents permit parking
- Chain-free
- Internal: 1399 sq ft (129.9 sq m)

This charming and spacious 3/4 bedroom terraced home is perfectly positioned just a stone's throw from the vibrant heart of Walthamstow Central. The property opens into a bright and expansive living space, featuring two generous reception rooms. The primary lounge to the front is bathed in natural light from a large bay window and is accented by elegant ceiling coving and a period fireplace. The second reception room, currently used as a formal dining area, offers its own fireplace and French doors that lead out to a private rear garden. This outdoor space strikes a perfect balance between a paved patio area for entertaining and beds for the keen gardener. The ground floor is completed by a sleek kitchen, complemented by a practical separate utility room and a convenient W/C.

On the first floor, there are two well-proportioned double bedrooms. The impressive principal bedroom enjoys a bay window, while the second bedroom features a characterful fireplace, integrated storage and peaceful views over the garden. These rooms are served by a substantial, modern family bathroom, finished with double sinks.

The property has been thoughtfully extended into the loft to create a spectacular third double bedroom. Spanning the entire top floor, this bright retreat is illuminated by dual windows and twin Velux lights and further benefits from a stylish en-suite shower room.

Ideally located on the cusp of Walthamstow Village, this home is just a short stroll from an array of independent shops, eateries and renowned local pubs. Residents can enjoy easy access to local favourites such as The Queen's, Pavement and Proud Mary Pizzeria within Eat 17. With Walthamstow Station nearby, the property offers an effortless commute into the City and West End.

Shall we take a look?

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DIMENSIONS

Reception Room One
13'9 x 13'6 (4.19m x 4.11m)

Reception Room Two
13'8 x 11'10 (4.17m x 3.61m)
Access To Rear Garden.

Kitchen
14'10 x 8'7 (4.52m x 2.62m)
Access Leading To:

Inner Hallway
Door To Rear Garden and Utility Room.

Utility Room
Door To:

Ground Floor WC

Bedroom One
17'5 x 13'9 (5.31m x 4.19m)

Bedroom Two
11'6 x 11'5 (3.51m x 3.48m)

First Floor Bathroom
12'1 x 8'7 (3.68m x 2.62m)

Bedroom Three (Loft)
15'11 x 15'9 (4.85m x 4.80m)
Door To:

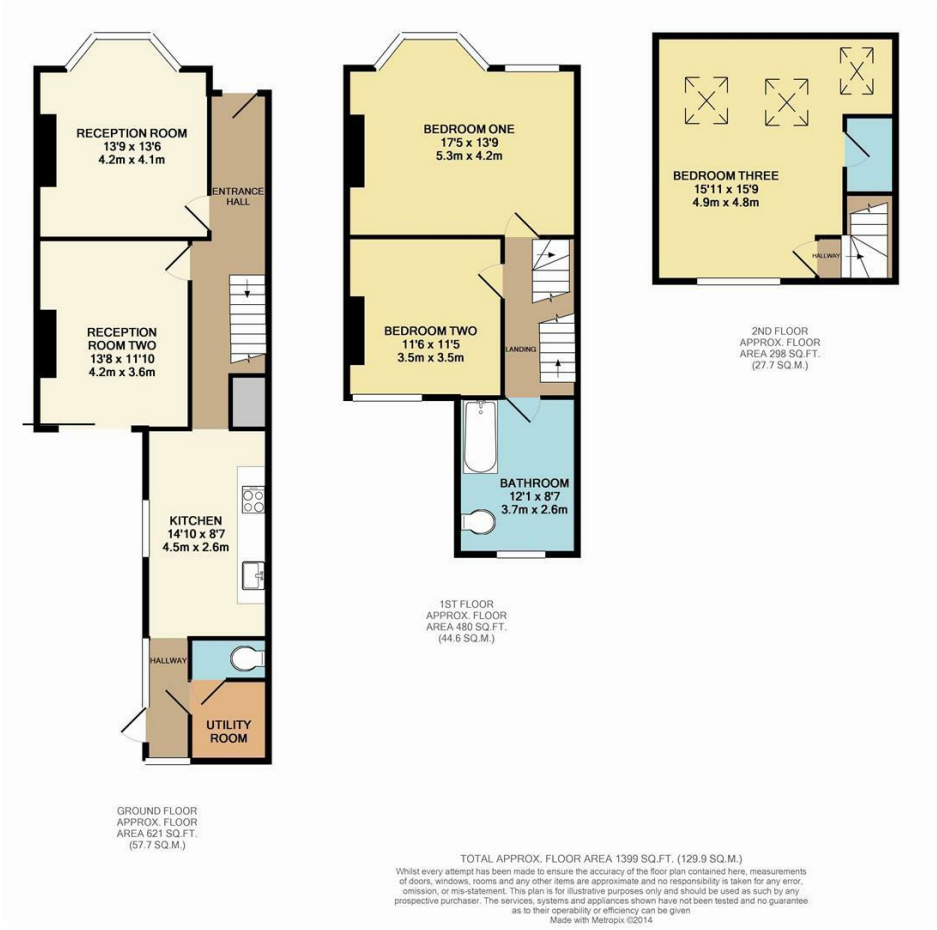
Ensuite Shower Room

Rear Garden
approx 40' (approx 12.19m)

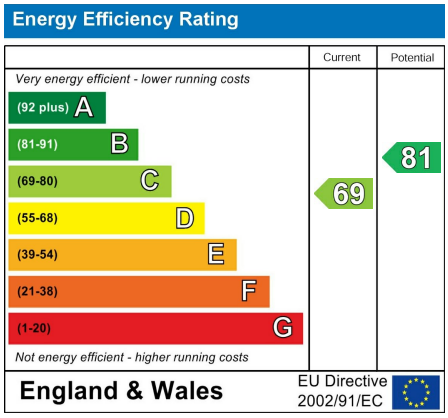
Additional Information:
Local Authority: London Borough Of Waltham Forest
Council Tax Band: D

Disclaimer:
We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

FLOORPLAN



EPC RATING



LOCATION

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