



## Greenway Avenue, Walthamstow, London, E17

Offers In Excess Of £900,000

**FOR SALE**

2 2 4

Freehold

- 3 bedroom 1930's terraced house
- Loft conversion
- Gas central heating
- Wood Street Overground station: 0.1 mile
- Upper Walthamstow location
- EPC rating: D (63)
- Council tax band: D
- Rear garden: 48' x 19'
- Double garage
- Internal: 1363 sq ft (127 sq m)

This charming 1930s terraced house is situated in the highly sought-after area of Upper Walthamstow. Seamlessly blending classic character with modern living, this property offers an exceptional family home. You are greeted by the original front door and stained glass, which set a tone of timeless elegance.

The spacious reception room features a beautiful bay window and an original fireplace with a surround, creating a cosy and inviting atmosphere. This room flows effortlessly into the second reception room, currently used as a dining room. Large sliding doors flood this space with natural light and lead out to the large rear garden, perfect for indoor-outdoor entertaining. The kitchen, with its garden views, completes the ground floor.

The generous garden is a true highlight, offering a patio area for al fresco dining, a lush lawn, and a double garage with access via a rear service road—a fantastic, practical bonus. On the first floor, you'll find three bedrooms. The main bedroom at the front boasts a lovely bay window, while the second bedroom has built-in storage. A third bedroom and a family bathroom with a three-piece suite complete this level.

The jewel in the crown is the stunning loft conversion. This bright and airy space is illuminated by two Velux windows and four large floor-to-ceiling windows, providing an abundance of natural light. It also features a stylish en-suite shower room, making it a perfect principal bedroom suite.

Located moments from local favourites like The Lacy Nook and Dudley's, this home is also a short stroll from Lancaster's Home and Garden and the vibrant Wood Street Market. Commuting is a breeze, with Wood Street Overground station providing easy access to Liverpool Street.

Shall we take a look?

# Greenway Avenue, Walthamstow, London, E17

## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to:

### Reception Room One

14'5 x 12'0 (4.39m x 3.66m)

Open to:

### Reception Room Two

13'0 x 11'0 (3.96m x 3.35m)

Door to:

### Kitchen

10'7 x 7'0 (3.23m x 2.13m)

### First Floor Landing

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

### Bedroom One

14'0 x 11'0 (4.27m x 3.35m)

### Bedroom Two

13'1 x 10'5 (3.99m x 3.18m)

### Bedroom Three

7'1 x 7'0 (2.16m x 2.13m)

### First Floor Bathroom

7'7 x 7'5 (2.31m x 2.26m)

### Second Floor Landing (Loft)

Door to:

### Bedroom Four

18'10 x 16'9 (5.74m x 5.11m)

### Bathroom

7'2 x 5'1 (2.18m x 1.55m)

### Rear Garden

48'0 x 19'0 (14.63m x 5.79m)

### Double garage

19'3 x 17'5 (5.87m x 5.31m)

### Off street residents permit parking

### 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

### Approximate Gross Internal Area 1363 sq ft - 127 sq m (Excluding Garage)

Ground Floor Area 483 sq ft - 45 sq m

First Floor Area 474 sq ft - 44 sq m

Loft Area 406 sq ft - 38 sq m


Garage Area 337 sq ft - 31 sq m



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		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	
EU Directive 2002/91/EC		
England & Wales		

## LOCATION



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

