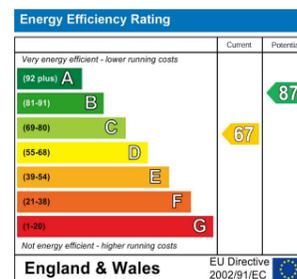




Total Area: 109.0 m² ... 1174 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



PENRHYN AVENUE, WALTHAMSTOW

Offers In Excess Of £825,000 Leasehold

4 Bed House - Mid Terrace



Features:

- Four bedroom terrace
- Warner house
- Kitchen/diner
- Open plan style living
- Master bedroom with en-suite
- Large rear garden
- No service charge/ £300 a year ground rent
- Lloyd Park location
- Council tax band C
- 906 Year Lease

A bespoke designer dream of a four bedroom Warner home, less than five minutes' walk from Lloyd Park. Bursting with character and expertly developed over three storeys, plus rear extension and huge garden, this is a unique, charming find.

Totalling over 100 feet, your glorious garden is worth a visit in its own right. A timber deck descends to that huge stretch of lawn, dotted with mature trees as it stretches into the distance, flanked by timber fencing and with a second, secluded deck at the end, home to thriving greenery.

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hello11@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

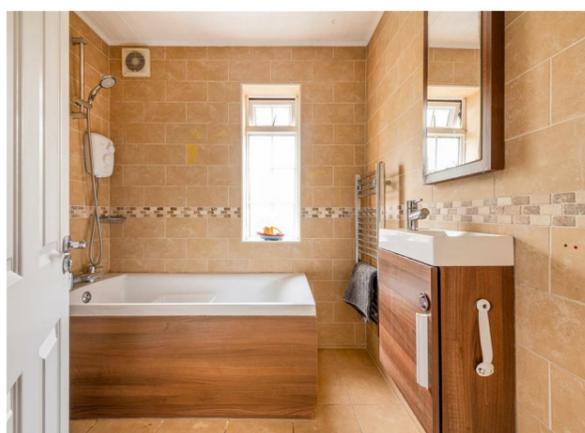
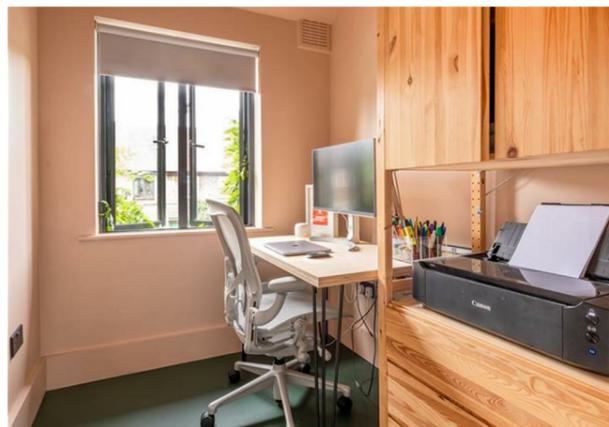
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IF YOU LIVED HERE...

Your artfully arranged, open plan ground floor will be an easy highlight, perfect for entertaining guests. Thirty six feet from front to back with clear sight-lines the whole way. Cork flooring contrasts beautifully with the pale peach paint-job and natural light floods the space from the bow window, large skylight and rear concertina doors.

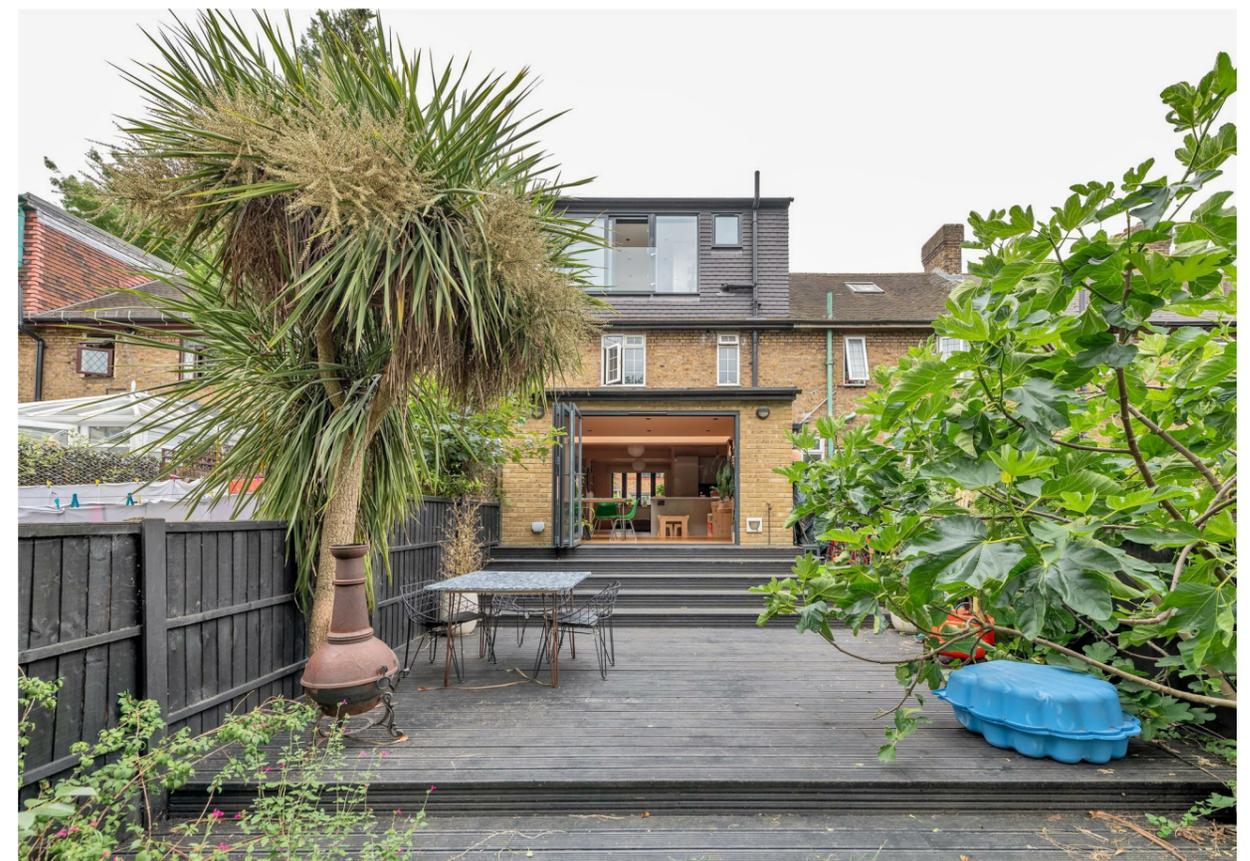
The kitchen's an elegant affair in smoky grey, with glossy cabinetry, integrated appliances and a breakfast bar perfectly placed below that extra large skylight. Upstairs, your principal bedroom's an impressive 150 square foot, with a wealth of bespoke storage and forest green acrylic underfoot. Bedroom two to the rear's another double, and there's a single currently in use as a splendid study.

The first floor's completed by the first of your two bathrooms - a warm affair finished in cosy sandstone and timber trim with a shower over the tub. Upstairs and your penthouse suite is glorious. Floor to ceiling sliding windows with a glazed Juliet balcony offer superb views of your incredible garden, while a skylight illuminates the space still further. Finally, your en suite

shower room is suitably chic, dressed in smoky grey.

WHAT ELSE?

- Stroll a couple of minutes to the end of your road and there's a wide choice of bus routes to whisk you to Walthamstow Central in less than ten. From here it's just twenty minutes direct to Liverpool Street or Oxford Circus.
- Less than five minutes away on foot, the landscaped gardens and open green spaces of Lloyd Park are ideal for morning jogs, evening strolls or exercising furry friends. It's also home to courts, cafes and a huge range of sports clubs and classes. A life-changing spot to have on your doorstep.
- Parents are lucky enough to have five 'Outstanding' primary/secondary schools all less than a mile on foot, plus a further nineteen deemed 'Good'.



A WORD FROM THE OWNER...

"We loved bringing our new born home to this cosy & quiet house. Watching him start to walk, then run down the giant garden to playing on the tree swing. (We installed two hoses half way down the garden for expert water fights). We have loved having all his friends and our friends over making use of the epic space.

Waking up to the view of the trees in the top bedroom is really peaceful, in the summer months you can't see another house and it feels like you are in the countryside. Better still have a glass of wine and watch the sun go down."

It's a short walk to Lloyd Park, The Dog & Duck & Walthamstow's buzzing non-league football ground.

We hope the new owners enjoy it as much as we do."

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Garden
104'11" x 17'0"

Bedroom
11'2" x 14'4"

Hall

Bedroom
11'3" x 8'8"

Storage

Bathroom
6'4" x 5'9"

Reception Room
11'3" x 10'8"

Bedroom
14'10" x 16'3"

Kitchen
17'1" x 12'5"

Eaves Storage

Reception Room
11'6" x 12'9"

Ensuite

Bedroom
5'8" x 7'3"



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