



Total Area: 67.0 m² ... 721 ft²
All measurements are approximate and for display purposes only.

- Reception Room
11'8" x 9'7"
- Reception Room
12'10" x 9'8"
- Kitchen
7'10" x 7'4"
- Shower Room
7'1" x 4'11"
- Bedroom
12'11" x 9'8"
- Bedroom
12'11" x 9'8"
- Garden
55'9"



Energy Efficiency Rating	
Current	Potential
67	88
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	



STURGE AVENUE, WALTHAMSTOW Offers In Excess Of £485,000 Freehold 2 Bed House - Mid Terrace



Features:

- Two Bedrooms
- Victorian Terrace
- Long Garden
- Short walking distance to Wood Street Station
- Easy Access to Chestnuts Field
- Chapel End Location
- Planning Permission for an Extension Granted

A light and bright two double bedroom Victorian mid terrace with a west-facing rear garden, tucked into our Chapel End neighbourhood. This is an abode brimming with charm while being handy for transport links and open green spaces alike.

The landscaped gardens of our lush green gem, Lloyd Park, are just a six minute stroll away, and Chestnuts Field is just as close. Or if you like your nature boundless then Epping Forest's less than a mile east, or five minutes by bike.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll be stepping through your paned black front door and on into your 115 square foot lounge. In here you have a classic bay window, timber floorboards and a wealth of built-in storage. Across the hallway's your second reception room - 120 square feet and home to more walnut boards and pristine white walls, as well as a view over the garden. Next up is the kitchen, where you'll find slate floor tiles matching the marbled ebony worktops, a smart white suite of cabinets and a tiled backsplash.

Step out to the rear here to access your fifty five foot west-facing garden. It's a mix of patio, lawn and beds, all overseen by mature foliage. The green-fingered will love transforming this into a zoned outdoor solace. Back inside and the ground floor's completed by the family bathroom. Another impeccable space - in here's a dedicated shower cubicle, more slate flooring and twin windows framing garden views. Lastly, pad up the stairs to the first floor, here you'll find two tempting 120 square foot double bedrooms, both with walnut effect flooring and leafy views.

Outside and your Chapel End location means you're in easy reach of all our

borough has to offer. Head to either Fulbourne Road or Chingford Road (both five minutes' walk) for bus routes serving a whole host of destinations. Our Wood Street neighbourhood's an eleven minute stroll for an ever growing range of independent cafes and bakeries as well as a thriving indoor vintage market and gourmet pub, The Duke. Wood Street station's a twenty minute walk or six minute cycle for direct twenty minute runs to Liverpool Street (or ride one stop to swap at Walthamstow Central for the Victoria line).

WHAT ELSE?

- Twenty five schools rated 'Good' or better by Ofsted sit in a one mile radius of your new home. Of these, four have 'Outstanding' status, including Woodside Primary Academy just twelve minutes' walk away.
- Walthamstow Village is well worth the twenty minute stroll for a delectable array of esoteric destinations. Head past St Mary's Church and wander down former high street Orford Road to find your new favourite place.
- Your new local is the The Dog & Duck, just five minutes around the corner. A family friendly gastropub, here you can enjoy signature sourdough pizzas in the beer garden's beach huts.



A WORD FROM THE OWNER...

"We have loved our time residing at Sturge avenue, there are several local parks within a short walk walk as well as the wonderful Lloyd park which is just a 10 min walk away. The road stays particularly quiet with minimal traffic and there is always parking available outside the property. The neighbours and local community are very welcoming and there is a lovely sense of community spirit. We have taken full advantage of the local sports centre, shops, cafes and pubs, all within easy walking distance The property itself has two light spacious bedrooms which has been very beneficial in terms of additional space and storage and the garden is a lovely quiet space to relax in the warmer months."

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