

KENILWORTH AVENUE, WALTHAMSTOW

Offers In Excess Of £800,000 Freehold 2 Bed House



Features:

- Two Bedroom House
- Victorian Terrace
- Stunning Ground Floor Extension
- Kitchen/Diner
- First Floor Bathroom
- Beautifully Presented

A gloriously bright and splendidly finished two bedroom family home, artfully extended to the rear, brimming with character and with a nicely secluded, West facing rear garden. It's all located just off Bell Corner, near Lloyd Park and Hoe Street.

You're just five minutes on foot from the Waltham Forest Feel Good Centre, home to an Olympic swimming pool, state of the art gym, spa, climbing wall and more. Whatever your sport of choice you're well catered for here.

REQUEST A VIEWING
0203 397 9797

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

Highlights will be everywhere, starting with your striking canary yellow front door, with stained glaze and smoky glazed surround, all under ornate original cornicing. Inside, and your front reception is on the right, a substantial 120 square feet, strikingly appointed in Royal Blue with bistro shutters on the large bay window, blonde herringbone hardwood underfoot and a vintage wood burner in the blank hearth.

Next door and your immense, 300 square foot kitchen/diner is more impressive still. Twin skylights and dual sets of Crittal windows flood the space with natural light, and a large breakfast bar and chef's island, topped with marbled work surfaces, takes centre stage below designer track lighting. A bank of Royal Blue cabinets are home to a suite of high end integrated appliances, and smoky grey splashbacks rising from counter to ceiling complete the aesthetic.

Up the sky blue timber staircase now, where your principal bedroom's an immense 180 square feet with twin sash windows, floor to ceiling wardrobes flanking the chimney breast and painted original timber floorboards. Bedroom two next door is another double, similarly styled with a vintage hearth. Finally your family bathroom is an utterly sumptuous affair, with a designer rainfall

shower over the tub, flawless letterbox tilework and smoky grey tiles underfoot.

Outside and, as noted, the landscaped gardens and open green spaces of Lloyd Park are just five minutes on foot, home to cafes, courts, playgrounds, an outdoor gym and all manner of sports clubs and classes. A life changing spot to have on your doorstep. You're also just moments from Bell Corner, where you'll find a handy confluence of bus routes, a range of independent cafes and one of our finest gastropubs, The Bell. Family friendly and with a lovely beer garden.

WHAT ELSE?

- Walthamstow Central Station is fifteen minutes on foot, five by bike, or just eight if you hop on a choice of buses at Bell Corner. However you get here, once you're here it's less than twenty minutes' direct to Liverpool Street or Oxford Circus.
- Did we mention your garden? It's a wonderfully secluded combination of raised patio and lush lawn, bursting with thriving greenery.
- Your loft space is so far undeveloped, raising the possibility for you to follow in the footsteps of some of your neighbours and add your own whole new storey, (subject to the usual permissions).



A WORD FROM THE OWNER...

"It's been a joy to live in this bright and spacious home. We have lovingly restored and enhanced the property over the years and now is the right time to entrust it to a new owner. Kenilworth Avenue is a beautiful, quiet street lined with cherry blossom trees which bloom in Spring. The rear of the house is West-facing and gets unobstructed light throughout the day. In Summer it's amazing to open the kitchen doors and windows and let the Sun stream in - the kitchen becomes an inside/outside space in which we have loved entertaining friends and family. In the colder months the living room is a cosy sanctuary which is perfect for snuggling up on the sofa in front of the fire. The local area is terrific - we are a stones throw away from wonderful coffee shops such as Wynwood Art District and The Yellow Warbler. Buhler and Co is a legendary local brunch spot and Veg Hut is nearby for fresh, organic fruit and veg. The Tesco is also handy for essentials. If you fancy a drink the Bell and the Rose and Crown are great and we are only a 10 minute walk to the bars and restaurants of Walthamstow Village. Lloyd Park is a quiet oasis which is perfect for dog walking and weekend strolling, and the market every Saturday is brilliant for picking up snacks for the weekend. Walthamstow Central Station is less than 15 minutes walk away or its less than a five minute cycle to the secure bikeshed next to the station. It's also really easy to jump in the car and head out of the city to beautiful Epping Forest and beyond. We have loved calling this our home and we are certain that you will too!"

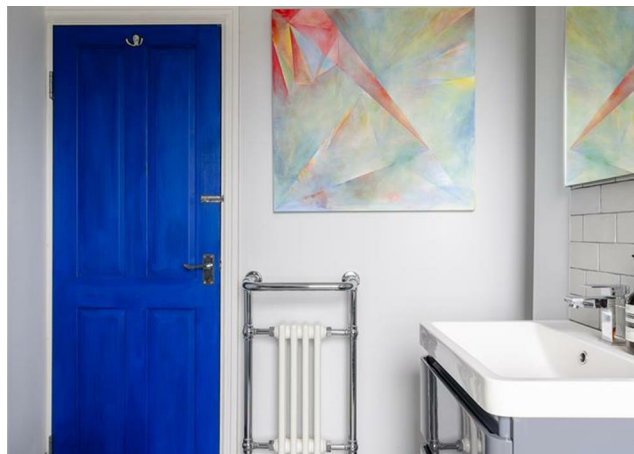
REQUEST A VIEWING
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



Reception Room

11'4" x 11'3"

Kitchen/Diner

16'6" x 21'7"

WC

Bedroom

16'6" x 11'5"

Bedroom

8'10" x 12'1"

Bathroom

7'3" x 9'0"

Garden

approx. 26'2"



REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM