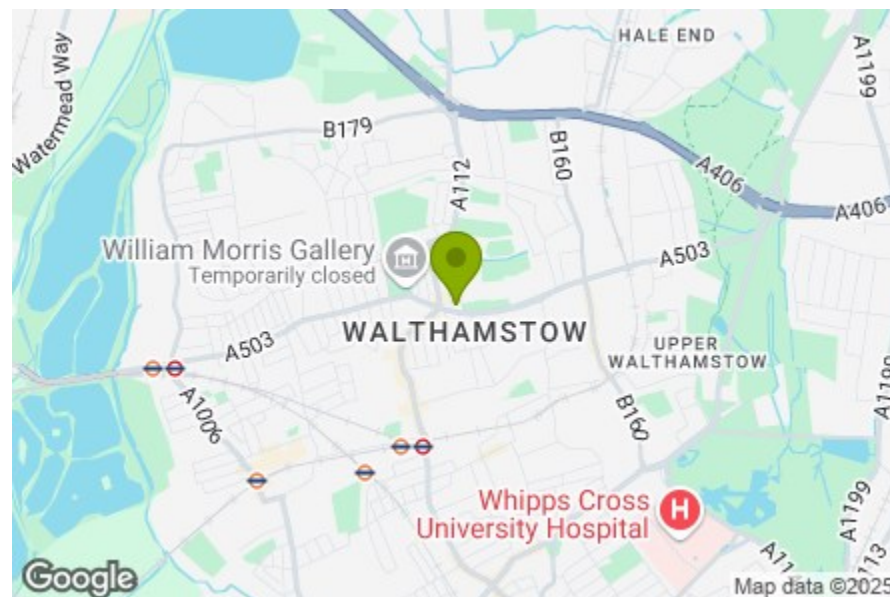


- Entrance Hall
- Lounge  
25'3" x 11'1"
- WC
- Kitchen  
14'1" x 7'6"
- Bedroom Two  
14'1" x 11'1"
- Bedroom Three  
12'5" x 8'6"
- Bathroom  
6'2" x 5'6"
- Master Bedroom  
16'4" x 14'1"

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.  
Made with Metropix ©2016



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		85
	(81-91) B	73	
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



## KENILWORTH AVENUE, WALTHAMSTOW

Offers In Excess Of £750,000 Freehold  
3 Bed House - End Terrace



### Features:

- End of Terrace Family Home
- Three Bedrooms
- No Chain
- Laid Out Over Three Floors
- Central Walthamstow location
- Private Low Maintenance Rear Garden
- Close to Lloyd Park

This smart and spacious three double-bedroom home is located on a quiet residential street and comes with a great balance of period features and contemporary updates, as well as a converted loft with master bedroom.

You'll find some of the area's best amenities nearby, including Lloyd Park and Fellowship Square - both a few minutes away on foot. If you need to travel further afield, Walthamstow Central tube is a short minute stroll, where you can nip to Oxford Circus in around 20 mins.

**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

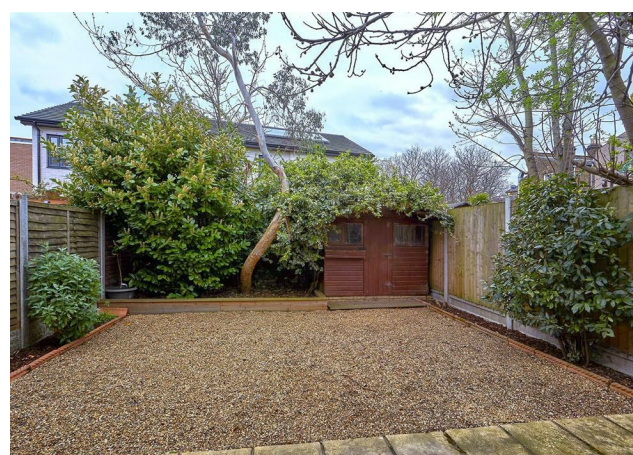
**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS

REQUEST A VIEWING  
0203 397 9797



IF YOU LIVED HERE...

You'll love the sense of space that this three-floor home provides. Your large through lounge is full of natural light thanks to the large bay window at the front which showcases the warm wood flooring. The decor here - and in the rest of the home provides a fantastic blank canvas if you want to add any of your own personal touches. Because of the size of your lounge, you'll probably want to create a dining area at the rear, but kitchen also has space for a table, as well as charming rustic features. On your first floor, you'll find two double bedrooms and a family-sized bathroom, while in the loft you'll find your master bedroom with ample space for storage. At the rear you've got a good sized, low-maintenance garden, and you only have to travel a short distance for some great public outdoor spaces; Lloyd Park and Fellowship Square are a delight for children and adults. The main thoroughfare of Chingford Road and Hoe Street is just minutes away, where you'll be spoilt for choice when it comes to eateries. Buhler, Sodo, Spicebox, Shri Lakshmi and Yard Sale Pizza are all excellent choices, but you'll have a great time exploring more.

WHAT ELSE?

- Parents will be pleased to know there is an abundance of 'Good' or 'Outstanding' rated schools nearby.
- There's a buzz in the air about Soho Theatre Walthamstow, a 1000 seat performance space that will be home to world-class entertainment when it opens this year - and it's around half a mile from your front door.
- If getting or staying fit is on the agenda, you'll be pleased to know that the Waltham Forest Feel Good Centre is a very short stroll, where you'll find a gym with a 400m running track and 25m fitness pool with separate diving pit and teaching pool.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD  
E17 BRANCH MANAGER

REQUEST A VIEWING  
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM