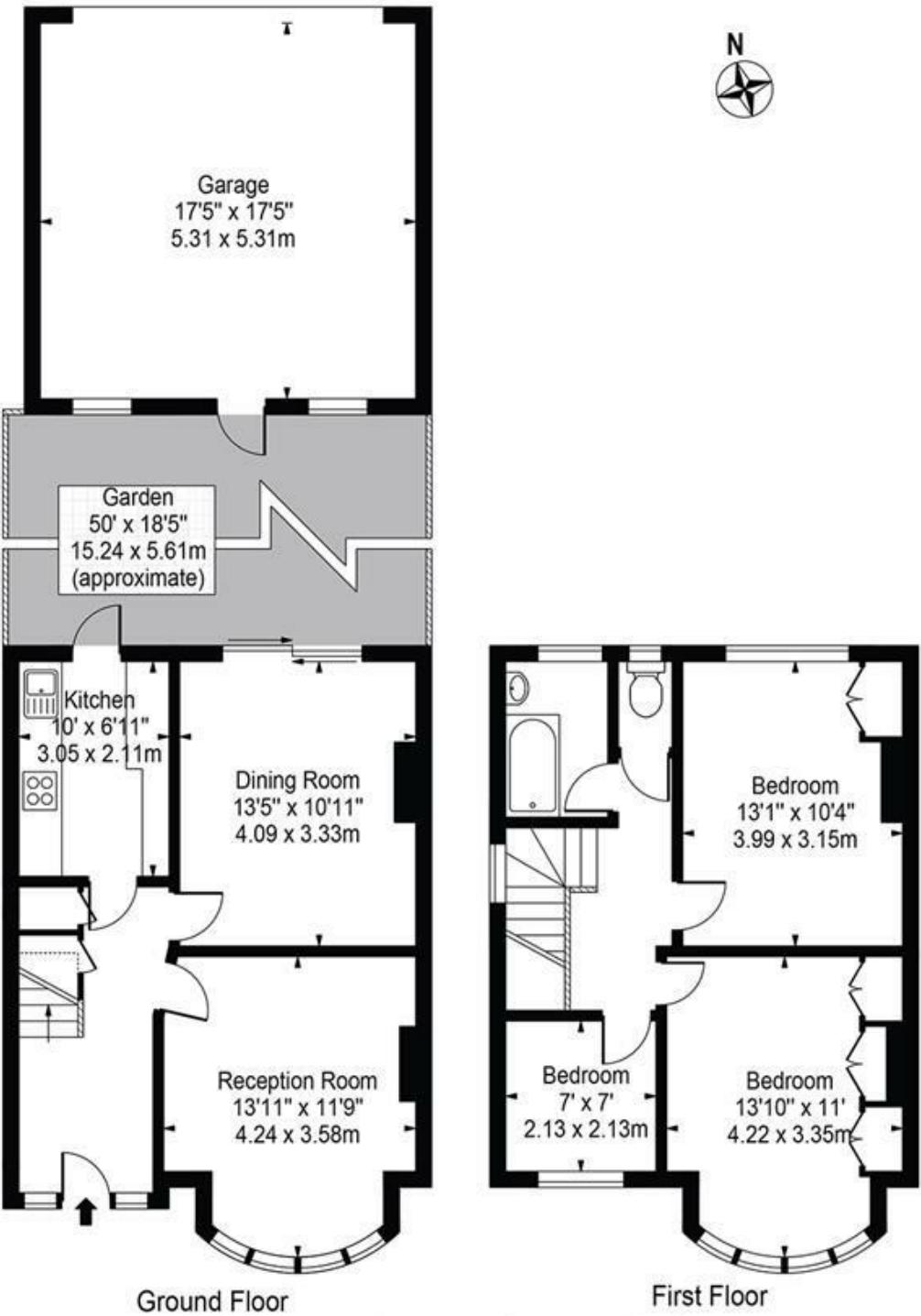


## Greenway Avenue

Approx. Gross Internal Area 941 Sq Ft - 87.42 Sq M

(Excluding Garage)

Approx. Gross Internal Area Of Garage 304 Sq Ft - 28.20 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Greenway Avenue, Walthamstow

Offers In Excess Of £700,000 Freehold

- Three bedroom end of terrace home
- Close to Wood Street and Wood Street Station
- Two receptions
- Good sized garden
- Chain free
- Huge opportunity to update and extend (STPC)
- Three bedrooms
- Brick built rear garage
- Shared gated side access
- Very close to excellent schooling

# Greenway Avenue, Walthamstow

**\*SOLD BY PETTY SON & PRESTWICH\*** Situated in a vibrant neighbourhood, moments from Wood Street and Wood Street Station, Petty Son & Prestwich are delighted to offer this three bedroom end of terrace home with rear garage, offering huge potential to improve and extend (STPC) in a fantastic location.



Council Tax Band: D



Positioned on Greenway Avenue, this end terrace housed is a short 0.3 mile walk from Wood Street Station and shops, making the daily commute or trips to the city a breeze and allowing the new owner to fully enjoy the ever changing and highly popular shops, café's and independent businesses on Wood Street. Nearby Epping Forest provides ample opportunity to escape from the hustle and bustle of city life whilst the strong community has delivered projects such as the Greenway Avenue Community Garden, provide opportunity for all ages to enjoy wildlife, get stuck in and meet likeminded neighbours. Families will appreciate the proximity to excellent schools, with Woodside Primary Academy and St. Mary's Primary School (both Ofsted outstanding) a short 0.3 and 0.4 miles on foot respectively.

The home itself offers an exciting opportunity to create the perfect family home in a very popular location, with shared gated side access making the possibility of any extension or improvement work far easier than those without, whilst also allowing the easy removal of garden and household waste that much more convenient. A beautiful original front door with leaded side windows and canopy porch lead to an entrance hall, leading to two large reception rooms, the front boasting large bay window and rear offering access into the rear garden. A contemporary kitchen to the rear makes the most of the high ceilings, with full height fitted cabinets, and offers opportunity to create a larger kitchen/diner by either combining with the dining room or extending to the rear (STPC).

To the first floor there are three bedrooms, two of which are large doubles, and a family bathroom with separate W.C which again could be combined to create a larger family bathroom. The loft provides plenty of storage space or could be converted to provide further accommodation. The rear garden is a fantastic size, providing a raised and lower patio area, lawn leading to a large, brick built rear garage with roller door accessible via a rear access road.

EPC Rating: 65D  
Council Tax Band: D

**Reception**  
13'11 x 11'9

**Dining Room**  
13'5 x 10'11

**Kitchen**  
10'0 x 6'11

**Bedroom One**  
13'11 x 11'0

**Bedroom Two**  
13'1 x 10'4

**Bedroom Three**  
7'0 x 7'0

**Garage**  
17'5 x 17'5