



FOR SALE - Winns Avenue E17 5LP

Winns Avenue

E17 5LP

GUIDE PRICE

£650,000.00



## Features

- CHAIN FREE SALE
- NEWLY DECORATED
- CLOSE TO TUBE STATION
- TWO DOUBLE BEDROOMS
- LLOYD PARK LOCATION

# End-Terraced Two-Bedroom House

Are you in search of the perfect urban living experience in a sought-after location? We are delighted to present this end-terraced two-bedroom house for sale, featuring a private south-facing garden and offered with no onward chain. Situated on Winns Avenue, leading to Lloyd Park, this recently refurbished home promises an exceptional living experience.

The layout includes a spacious entrance with ample storage space and a welcoming front porch. Inside, you will find two distinct reception rooms, the second of which opens into an open-plan kitchen diner with double doors that lead out to the garden. There is an additional W.C on the Ground Floor. The garden boasts a covered paved area and extends into an exceptionally spacious south-facing garden with convenient side access. Moving to the first floor, you'll discover two generously sized double bedrooms and a well-appointed first-floor shower room.

Throughout the property, you'll enjoy a bright and airy atmosphere, as well as the benefits of a private garden, gas central heating, and the convenience of side access, perfect for bringing in bikes and other items directly into the garden.

This house is ideally situated within walking distance of Blackhorse Road Station, serving both the Victoria Line and Overground, ensuring a swift and effortless commute into Central London.

Additionally, Lloyd Park and the William Morris Gallery are just a short walk away, while Walthamstow Wetlands, the capital's largest urban wetland, is within easy reach. The area boasts numerous quality schools and parks, making it an attractive choice for young families and professionals seeking quick access to Central London. Living in Walthamstow provides an abundance of activities, places to explore, and restaurants to savour.



Tenure: Freehold  
Council Tax: Band C  
Lease Remaining: N/A  
Service Charge: N/A  
Ground Rent: N/A





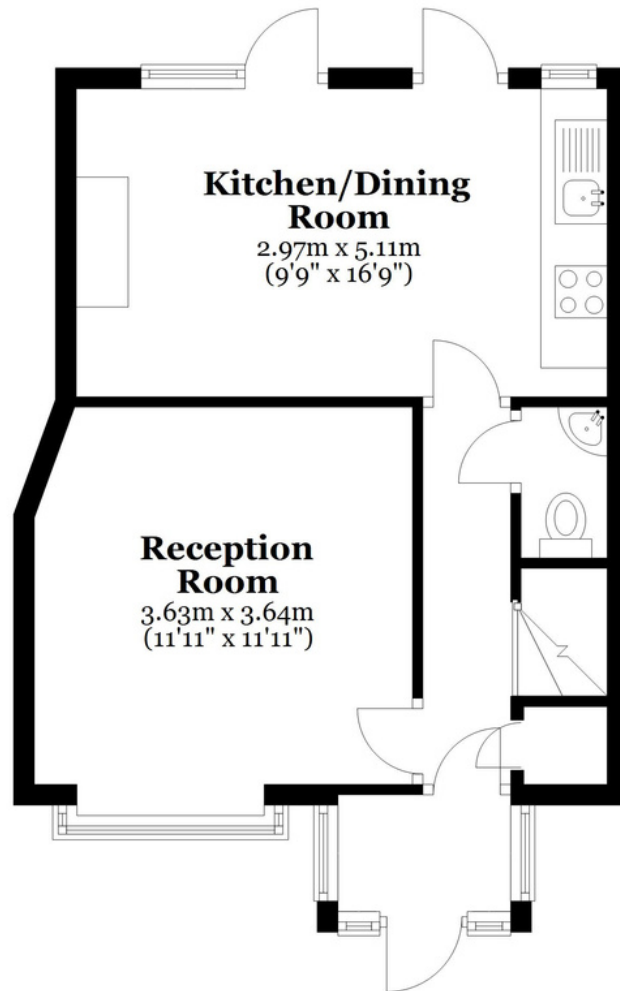




# Floor plan

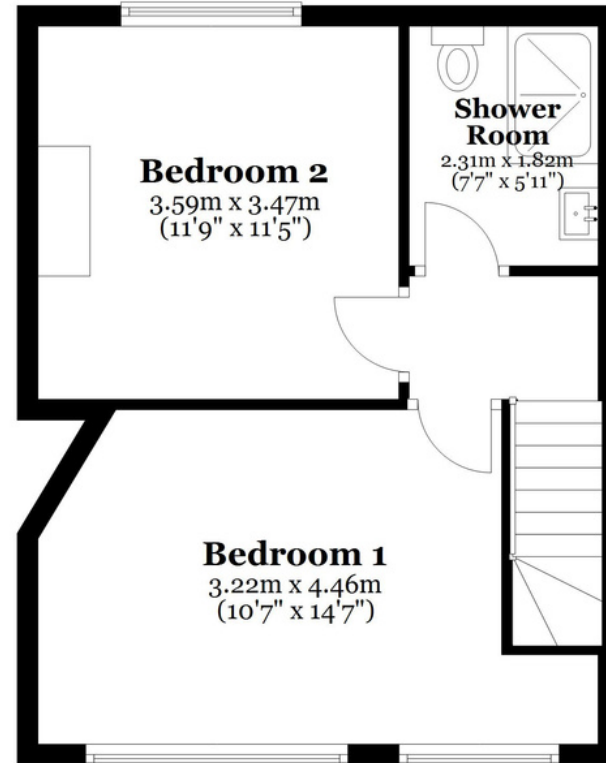
## Ground Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



## First Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



Total area: approx. 74.4 sq. metres (801.2 sq. feet)

All measurements are appropriate and should not be relied upon.  
Plan produced using PlanUp.

# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Contact us

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Disclaimer: For Clarification We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/ shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, garden ornaments and statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.