0208 520 0033
helloe17@central-estates.co.uk

179 Hoe Street
London
E17 3AP

central-estates.co.uk

Aveling Park Road
Walthamstow E17 4NT

Terraced Freehold House

OIEO £850,000









Timeless period character, five bedrooms and a lovely south-east-facing garden make this welcoming home a wonderful fit for family life. Set in an excellent Lloyd Park location and offered with no onward chain, it provides approximately 1,219 sq. ft. across three thoughtfully arranged floors, including a top-floor master suite. The attractive brick frontage, traditional bay window and recessed porch create a charming first impression. Inside, the through lounge offers a generous setting for everyday living, with space to relax at the front and gather around a dining table towards the rear. Timber floorboards, feature fireplaces and fitted alcove cabinetry bring character and practicality, while shutters frame the broad front bay. The separate fitted kitchen pairs classic Shaker-style cabinetry with generous worktop space, a butler-style sink and plenty of storage. Glazed double doors lead into the conservatory, creating a bright additional spot for a morning coffee or a quiet moment overlooking the garden. From here, further double doors open outside, making it easy to enjoy the garden during the warmer months. A useful ground-floor WC completes this level. On the first floor, three bedrooms offer a flexible arrangement for a growing family. The spacious front double features twin sash windows, a decorative fireplace and fitted wardrobes, while the second bedroom also benefits from built-in storage. The third would make a lovely child's room or a dedicated home office. A smart family bathroom sits off the landing, with a bath, overhead shower and traditional-style fittings. Upstairs, the master bedroom provides a peaceful retreat, with twin roof windows bringing in natural light, an en-suite shower room and access to generous eaves storage. A further bedroom on this floor adds welcome flexibility for children, visiting family or working from home. Outside, the approximately 33ft south-east-facing garden is a delightful extension of the living space. A lawn is framed by established planting, with room for outdoor dining, summer gatherings and children's play. Full of greenery and character, it's a lovely place to unwind and enjoy time together.

Features

- Approx. 1,219 Sq. Ft
- Five Bedroom House
- Timeless Period Features
- Top Floor Master with En-Suite
- 33ft South-East Facing Garden
- Perfect Family Home
- Excellent Lloyd Park Location
- No Onward Chain

Ratings

Energy Efficiency Rating	**63**
Council Tax Band	**C**

1 Mile | **2**

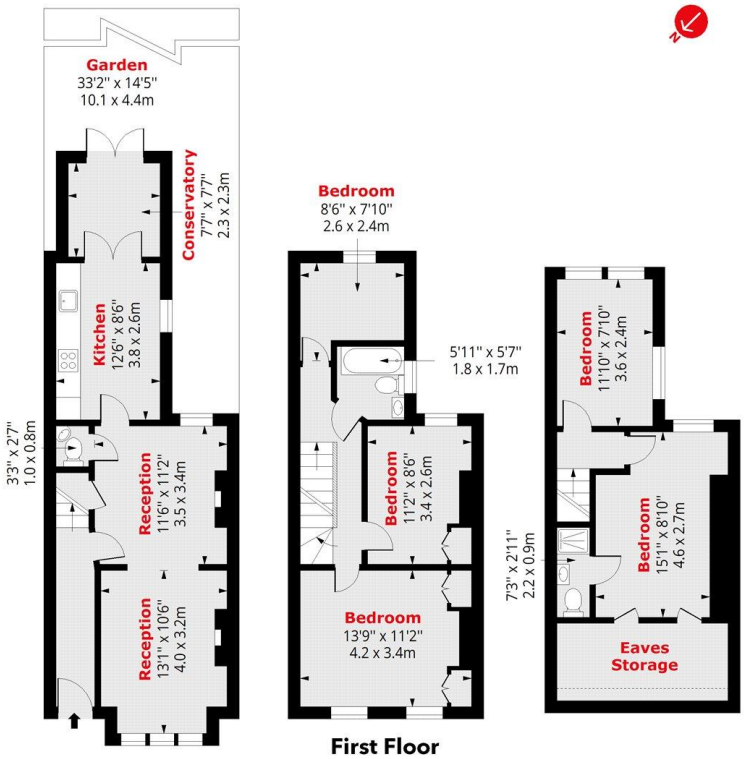
Garden | **5**

Permit Parking | **2**

Floor Plans

Aveling Park Road E17

Approx. Gross Internal Area 1219 Sq Ft - 113.25 Sq M
Approx. Gross Eaves Storage Area 86 Sq Ft - 7.99 Sq M



First Floor
Floor Area 422 Sq Ft - 39.20 Sq M

Ground Floor
Floor Area 496 Sq Ft - 46.08 Sq M

Second Floor
Floor Area 301 Sq Ft - 27.96 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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