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Hamilton Road, London

A character Victorian house in an excellent location close to local amenities and transport links. NO CHAIN.

GUIDE PRICE: £500,000-£525,000

01992 87 85 80



Overall Description

This is a pebble-dashed Victorian mid-terraced house in a pleasant residential location. The property has been well maintained over the years - with all double-glazed windows (and new ones on the front), a modern Worcester boiler, new flat roof over bedroom three (in 2022), new roof over the rear bathroom (2023) and repointed chimney (also 2023) - yet still has potential for some internal modernisation and extension, such as into the loft, as many other properties have in the immediate area (under permitted development rights - subject to the usual consent). There are currently two double bedrooms upstairs with a third bedroom/office accessed through the second bedroom. Downstairs there are two reception rooms, each with fireplaces, as well as a modern kitchen leading to the bathroom. The back garden is a good-size and low maintenance with gravelled flowerbeds and a patio area. The property is being sold with no onward chain.

Location

The property is in a pleasant residential location in Walthamstow, that is close to local shops and other amenities. It is very convenient for local transport links with Blackhorse Road tube and rail station (Victoria Line - 5 stops from Kings Cross) and St James Street (mainline to Liverpool Street) both within a ten to fifteen minutes walk away. Local schools include the St Andrews Pre-School and Hillyfields Primary School. The property is also a five minute walk from Higher Hill Park and Lloyd Park, the latter with its children's play area, skate park, sports facilities (tennis, basketball), lake with picnic area, cafe and art gallery.

Accommodation

A gate leads across the small front garden to the part-glazed front door into the:

Entrance Porch 2'9 x 2' (0.84m x 0.61m)

Door into the:

Entrance Hall 11'2 x 2'8 (3.40m x 0.81m)

Stairs to first floor. Dado rail.

Sitting Room 13'3 into bay x 10'2 (4.04m into bay x 3.10m)

Bay window to front. Fireplace with brick surround, wooden mantel/hearth and electric fire. TV aerial point. Radiator.

Dining Room 13'3 x 9'11 (4.04m x 3.02m)

Window to rear. Fireplace with wooden mantel and electric fire. Telephone point. Two under-stairs storage cupboards. Radiator.

Kitchen 9' x 7'7 (2.74m x 2.31m)

Window to side. Kitchen units with roll-top work surfaces and one and a half bowl stainless steel sink unit. Electric cooker. Fridge/freezer. Space and plumbing for washing-machine. Tiled floor. Door to garden.

Bathroom 8'1 x 7'11 (2.46m x 2.41m)

Frosted windows to side and rear. Panel bath with shower attachment. Low-level WC. Wash-hand basin. Tiled floor. Radiator. Wall-mounted gas boiler.

First Floor 2'9 x 2'6 (0.84m x 0.76m)

Doors to bedrooms one and two.

Bedroom One 13'2 x 10'6 (4.01m x 3.20m)

Two windows to front. Radiator.

Bedroom Two 13'2 x 9'11 (4.01m x 3.02m)

Window to rear. Over-stairs fitted wardrobe. Radiator. Door to:

Bedroom Three/Office 9'1 x 7'10 (2.77m x 2.39m)

Window to rear. Radiator.

Outside

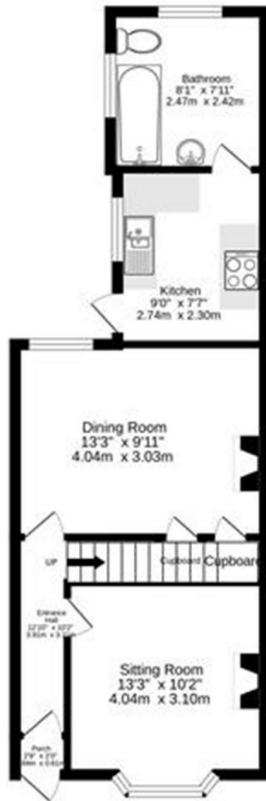
The property has a small paved front garden behind a wall and hedge. The back garden is a good-size, with a central path leading past an area of lawn and gravelled flowerbeds to a patio area, with fencing for privacy.

Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating (Modern Worcester boiler). Double-glazed windows and doors (front windows new in 2022). The rear roof over the bathroom was renewed in 2023, the flat roof over bedroom three in 2022. The chimney was repointed in 2023. Council Tax Band C.



Ground Floor
411 sq.ft. (38.4 sq.m.) approx.



1st Floor
343 sq.ft. (31.9 sq.m.) approx.




TOTAL FLOOR AREA : 756 sq.ft. (70.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Energy Efficiency Rating

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

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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