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Wadham Road, London, E17 4HR
Offers In Excess Of £595,000

Stunning, Sophisticated & Sensational, this fantastic four bedroom mid terrace boasts a wealth of internal living space that will be sure to accommodate all your wants and needs. Benefitting from a single storey rear extension and full dormer loft conversion, that are both less than ten years old, allows for an immersive living space that will sustain even the larger than average family. Also promoting three bedrooms, the main consisting of a four piece bathroom suite with Jacuzzi bath, supports the larger family by providing ample space and facilities to integrate any early morning routine. The property comes with fully double glazed windows as well as triple glazed windows to the front that preserve the property from excessive noise pollution and maintains the tranquil and peaceful ambience that this property so perfectly provides. A large driveway to the front of the property grants an abundance of off street parking and gives that added security and peace of mind by allowing your vehicles to always be in your line of sight. The current owners have lived in the property for over 25 years and maintained this gorgeous family home to a very high standard, so you can purchase safe in knowledge that no major works need to be done and you can just move straight in and start enjoying your new family home.

Property Showcases

A fully paved driveway greets you at the property and is accessed via a dropped kerb that was installed by the current owners and signed off by the council when they moved in over 20 years ago. The driveway leads to a fully double glazed porch which was constructed around the same time as the driveway and allows for ample space to remove both coats and shoes. The porch gives access to the fully double glazed front door that is inset with a beautiful opaque rose design that gives amazing character before you even enter. The front door opens into a spacious and bright entrance hall that is finished with beautiful Amtico flooring, which is only three years old, as well as gorgeous coving and dado rails that provide the perfect ambience as soon as you enter. A large 364sqft lounge is accessible from the entrance hall and benefits from a sizeable triple glazed bay window that bathes the room in natural sunlight as well as adding additional floor area to this already generously sized room. As you make your way down the rest of the entrance hall, you will discover a quintessential utility room that also gives access to a three piece shower room, which are both less than ten years old. The utility room provides an abundance of additional storage space and flows effortlessly into the large kitchen/diner rear extension which is the same age as the utility room and shower room. This 214sqft of elegant kitchen space comes from a Wren design and provides all the modern day appliances that will be sure to accommodate even the most experienced of home chefs. The kitchen flows smoothly into the 1040sqft rear garden that is surrounded with an array of shrubs and bushes that aid in keeping the garden from being overlooked and serves as the perfect frame for entertaining family and friends in the summer months. Back inside the property and up the stairs, you are presented with a spacious and airy first floor landing that gives access to three well-sized bedrooms as well as a four piece family bathroom. All three bedrooms are finished with high quality laminate flooring, the second bedroom is appointed with bespoke fitted wardrobes and the master benefits from another triple glazed bay window that floods the room with natural sunlight. A final staircase leads to the second floor landing where you will discover the remaining double bedroom via a full dormer loft conversion. This room enjoys elevated views over the surrounding area via a floor to ceiling double glazed double doors that open onto a Juliet balcony, this room also boasts a three piece en-suite shower room and completes the property perfectly.

Location

Situated on the gorgeous tree-lined street of Wadham Road, your new property has access to an abundance of locational benefits. Peter May sports centre is a stone's throw from the property and offers a variety of indoor and outdoor sport and leisure opportunities for the local community. The six court indoor sports hall offers badminton courts and racket hire, doubling as a cricket training venue, featuring six indoor cricket nets plus shock absorbed flooring. An indoor netball court and two fitness studios are also available as well as outdoor football pitches including four 7-aside grass pitches and two 5-aside 3G pitches, both with spectator viewing areas. Once you have finished exploring the sports centre you can take a short 15 minute walk to Highams Park where you can enjoy an array of enterprising and independent businesses that will be sure to cater for your every want and need. Transportation links are also in huge supply, 5 bus stops are all under 0.28 miles from your front door and offer a vast array of travel locations. Highams Park, Wood Street and Walthamstow Centrals stations are 0.66 miles, 1.03 miles and 1.32 miles from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.36 mile catchment and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: D
Annual Council Tax Estimate: £1,940 pa



Porch

2'1" x 5'6" (0.64 x 1.69)
Double glazed door and windows to front and side aspect.

Entrance Hallway

5'5" x 14'9" (1.67 x 4.50)
Double glazed door and window to front aspect, Stairs to first floor landing, Under stairs storage cupboard, Coved ceiling, Double radiator, Power points & Amtico flooring.

Reception Room

28'11" x 10'7" > 12'7" (8.83 x 3.24 > 3.84)
Triple glazed bay window to front aspect, Coved ceiling, Single and Double radiator, Amtico flooring, Feature fireplace, Phone and TV aerial point, Power points.

Kitchen/Diner

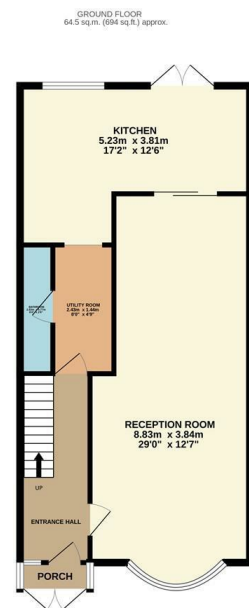
12'5" x 17'1" (3.81 x 5.23)
Double glazed window to rear aspect, Double Radiator, Walls with tiled splash backs, Range of base and wall units with flat top work surfaces Freestanding cooker with gas and electric supply, Chimney style extractor fan with hood, Sink with drainer unit, Space for fridge/freezer. Integrated dishwasher, Double glazed patio door to rear aspect leading to garden and Power points.

Utility Room

4'8" x 7'11" (1.43 x 2.43)
Spotlights, Range of wall & base units with flat top worksurfaces, Plumbing for washing machine, Space for dryer, Power points and Amtico flooring.

Ground Floor Bathroom

2'5" x 8'3" (0.74 x 2.53)
Part tiled walls, Tiled flooring, Extractor fan, Shower cubicle with thermostatically controlled shower, Low level flush w/c and Hand wash basin with mixer tap and vanity unit under.



TOTAL FLOOR AREA: 133.4 sq.m. (1435 sq.ft.) 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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