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Fyfield Road, London, E17 3RE
Offers In Excess Of £675,000

Charming, Elegant & Brimming with Potential, this splendid Edwardian mid-terrace family home presents an exceptional opportunity for discerning buyers. Boasting three bedrooms and offered on a chain-free basis, this residence is a haven for those seeking comfort and style. The property welcomes you with a convenient front driveway, providing space for one to two cars. Adorning the facade are twin broad bow windows featuring original stained glass, adding a touch of timeless elegance to the exterior. Stepping inside, you'll be captivated by the seamless blend of original features and modern amenities. The interior showcases a fully tiled three-piece bathroom suite, striking the perfect balance between classic charm and contemporary convenience. A delightful fully double glazed porch enhances the home's appeal, ensuring a warm and inviting entrance. The property is also equipped with a reliable Vaillant combination boiler, guaranteeing comfort and efficiency. One of the standout features of this residence is the expansive 80ft west-facing rear garden, providing a private outdoor sanctuary for family gatherings or moments of relaxation. Moreover, the property holds tremendous potential for further development, with options to extend both to the rear and up into the loft, akin to neighbouring properties (subject to planning permission). Location-wise, the property is ideally situated, being a stone's throw away from the picturesque Epping Forest, offering residents the chance to escape into nature and enjoy the outdoors. Additionally, Wood Street Station is in close proximity, providing excellent transport links for easy commuting. This residence not only offers a comfortable and spacious living environment but also the potential for future growth, making it a truly enticing prospect for the discerning homebuyer.

Property Showcases

As you approach this Edwardian property, the dropped kerb invites you into a fully paved front driveway capable of accommodating one or two cars. Welcoming you is a double-glazed porch, offering a convenient space to shed coats and shoes before stepping through the original front door, adorned with beautiful stained glass windows. The entrance hall unfolds as a bright and spacious introduction to the entire property. From here, the expansive through lounge beckons, featuring a large bow window at the front, echoing the stained glass motif from the entrance. A prominent feature fireplace, coved ceiling, and a bay window at the rear add character to the room, offering both aesthetic charm and access to the west-facing rear garden. Adjacent to the lounge lies the fully fitted kitchen, where functionality meets style. This space houses the Vaillant combination boiler and provides an additional doorway to the rear garden. Step outside, and you'll find the 80-foot west-facing rear garden tiered into two sections, creating an appealing outdoor space. Moving back inside and ascending the staircase, a large first-floor landing awaits. This landing not only offers loft access, currently utilised for storage but also holds the potential for a dormer loft conversion, pending planning permission. Bespoke built-in storage adds practicality, and the landing provides passage to the three bedrooms and the bathroom. The bedrooms themselves are generously proportioned, with the master bedroom boasting a bow window adorned with matching stained glass, creating a harmonious design theme throughout the property. The modern, fully tiled three-piece bathroom suite is a testament to contemporary living, featuring modern fittings and a low-level flush w/c with concealed cistern. In summary, this three-bedroom Edwardian terrace property seamlessly blends period features with modern conveniences, offering a welcoming entrance, spacious living areas, and a delightful outdoor haven. With the potential for a loft conversion, this home provides both character and adaptability for a comfortable and stylish lifestyle.

Location

Situated on the gorgeous tree-lined street of Fyfield Road, your new property has access to an abundance of locational benefits. The property is ideally located being within walking distance to both Hollow Ponds & Snaresbrook underground station. Hollow Ponds is a beautiful part of Epping Forest and what better way to explore it than by hiring a boat and discovering the delights of the wildlife, surrounding shores and the encompassing ancient woodland of Epping Forest. Once you have finished exploring Epping Forest you can take a short three minute walk to Wood Street shopping parade where you will discover an array of enterprising independent businesses that will be sure to cater for all your wants and needs. A brief sixteen minute walk or six minute bike ride and you will find yourself in one of the most charming and oldest villages in London (the original settlement dates back to 1086), Walthamstow Village is a little slice of country life in London and renowned for its local produce shops and historic buildings. Concentrated around Orford Road, Walthamstow Village is the perfect place to explore on an afternoon walk, and combine with some treats and tipples. From delicious delis to tasty tapas and breweries offering beer at the source, Walthamstow Village is a veritable feast of gourmet goodness and fine foodie fare. Transportation links are also in huge supply, 5 bus stops are all under 0.11 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Snaresbrook stations are 1.1 miles and 1.4 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 0.54 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 5'8" x 2'5" (1.74 x 0.75)

Double glazed door and window to front aspect and tiled flooring.

Entrance Hall 5'8" x 14'2" (1.73 x 4.33)

Single glazed opaque door and window to front aspect, stairs to first floor landing, under stairs storage cupboard, textured ceiling, single radiator, laminate flooring, phone point and power points.

Reception One 12'5" x 13'4" (3.80 x 4.07)

Double glazed bow window to front aspect, coved ceiling, double radiator, laminate flooring, feature fire place, wooden over mantelpiece, phone and TV aerial point and power points.

Reception Two 10'11" x 14'4" (3.34 x 4.37)

Double glazed bow window to rear aspect, coved ceiling, two single radiators, laminate flooring, phone and TV aerial point, power points, double glazed French patio door leading to garden.

Kitchen 6'9" x 9'11" (2.06 x 3.03)

Double glazed window to rear aspect, tiled flooring and walls with tiled splash backs, range of base & wall units with granite effect roll top work surfaces, freestanding cooker with electric & gas supply, chimney style extractor fan with hood, sink with drainer unit, space for fridge freezer, plumbing for washing machine and dishwasher, double glazed patio door leading to garden, power points and Vaillant combination boiler.

First Floor Landing 7'4" x 6'7" (2.25 x 2.01)

Loft access with integrated ladder, carpeted flooring and built in storage cupboard

Bedroom One 14'8" x 11'0" (4.48 x 3.37)

Single glazed bow window to front aspect, coved and textured ceiling, three single radiators, carpeted flooring, built in wardrobes, power points, TV aerial and phone point.

Bedroom Two 11'11" x 10'7" (3.64 x 3.24)

Single glazed window to rear aspect, textured ceiling, single radiator, carpeted flooring, power points, TV aerial and phone point.

Bedroom Three 6'11" x 8'5" (2.12 x 2.57)

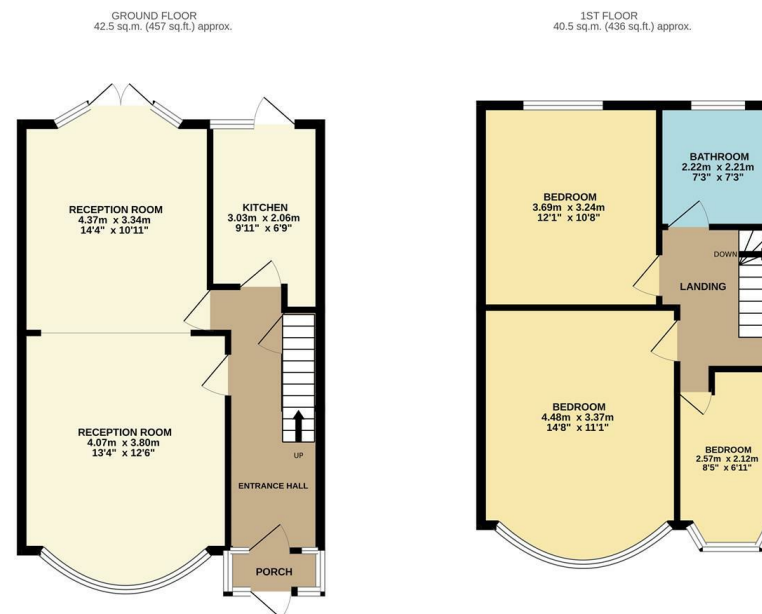
Single glazed bay window to front aspect, single radiator, carpeted flooring, power points.

First Floor Bathroom 7'3" x 7'3" (2.21 x 2.22)

Double glazed opaque window to rear aspect, spotlights, tiled flooring and walls, extractor fan, heated towel rail radiator, panel enclosed bath with mixer tap and thermostatically controlled shower, hand wash basin with mixer tap and vanity under, low level flush wall hung w/c with concealed cistern.

Garden 19'5" x 79'0" (5.92 x 24.08)

Mainly laid to lawn with plants and shrub borders, fence panels, concrete paving, wooden shed and water tap.



TOTAL FLOOR AREA: 83.0 sq.m. (893 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is given as to their operability or efficiency can be given.
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