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Frith Road, London, E11 4EX  
Offers In Excess Of £525,000

Captivating, Exquisite & Enticing, Nestled in the heart of Frith Road, E11, this charming two-bedroom mid-terrace Victorian property offers a delightful blend of classic elegance and modern convenience. The home, presented on a chain-free basis, beckons with a warm welcome, featuring two generously sized double bedrooms, creating an inviting and comfortable atmosphere. Step into the spacious through lounge, bathed in natural light, providing the perfect setting for both relaxation and entertaining. As you explore the property, you'll be pleased to discover a fully fitted kitchen, equipped with modern amenities, seamlessly blending style and functionality. The four-piece bathroom suite adds a touch of luxury, ensuring a tranquil retreat within the comforts of home. The allure continues outdoors, where both front and rear gardens offer a private oasis for al fresco dining, gardening, or simply enjoying the fresh air. Practically meets efficiency with fully double-glazed windows and gas central heating via a combination boiler, providing a cosy haven all year round. The property also presents an exciting opportunity for expansion into the loft, subject to planning permission, mirroring the transformation seen in neighbouring properties. Beyond the doorstep, the local area captivates with its vibrant community and convenient amenities. Residents can take advantage of excellent transport links, including nearby train stations, ensuring easy access to the city and beyond. The area is dotted with parks, shops, and eateries, creating a lively and welcoming neighbourhood. With its combination of timeless Victorian charm, modern features, and a promising locale, this property stands as an enticing opportunity for a discerning buyer seeking a home that harmoniously blends comfort, style, and potential.

#### Property Showcases

As you approach the property, the charming ambiance begins with a beautiful brick-built wall that encloses the front garden, accessible through a Chelsea bow-style front gate. The path leading to the entrance is adorned with a tiled floor, creating a sense of Victorian elegance. An open porch, draped in the original Victorian canopy, serves as a welcoming prelude to the main front door. Upon entering through the main front door, you step into a bright and spacious entrance hall. The hall is not just a passage but an introduction to the character of the home. The large through lounge, accessible from the entrance hall, unfolds before you. Bathed in natural light, the lounge boasts a bay window that adds a touch of architectural charm to the space. The focal point of the lounge is a set of stairs leading to the first floor, adorned with built-in storage that seamlessly blends practicality with style. To the rear of the lounge is a fully fitted kitchen, providing a functional and stylish space for culinary endeavours. The kitchen also offers a convenient access point to the private rear garden, creating a seamless indoor-outdoor living experience. The garden becomes a tranquil escape, perfect for enjoying a morning coffee or entertaining guests. Back in the lounge, an additional feature awaits—a four-piece bathroom suite. This well-appointed space includes both a shower cubicle and a luxurious bathtub, catering to the diverse needs of a modern family. Ascending the stairs, you reach the first floor landing, a central hub that grants access to both double bedrooms. The landing serves as a junction between the communal and private spaces of the home. Loft access is also available from the landing, hinting at the untapped potential to add both space and value, subject to obtaining the necessary planning permissions. The double bedrooms exude comfort and offer a retreat from the hustle and bustle of daily life. The thoughtful layout of the home ensures a sense of privacy, making each bedroom a personal haven. In summary, this mid-terrace Victorian family home seamlessly combines historical charm with modern comfort. From the moment you enter through the Chelsea bow-style gate, you are guided through a space that balances elegance, functionality, and the potential for future expansion.

#### Location

Situated on the gorgeous tree-lined street of Frith Road allows for a wealth of opportunities when it comes to exploring everything Waltham Forest has to offer. Drapers Field is literally a stone's throw from your front door and here you will find a host of facilities that will be sure to keep yourself and the little ones entertained for hours on end. If you are looking to venture slightly further out, then you can discover the former Olympic Athletes' Village less than half a mile away. Here you can discover an array of independent wining and dining establishments, cafes, fitness facilities and pop-up events. More 2012 legacy delights are within easy reach at the Queen Elizabeth Olympic Park, starting just a ten minute walk away and is home to a vast array of world-class attractions and hundreds of acres of natural green space. Once you have finished exploring the local parks, you can delve into the wide array of independent businesses located on Leyton & Leytonstone High Roads. Both locations are easily accessible from the property and offer easy access to a range of amenities including a Tesco supermarket, Leisure centre and a variety of cafes, restaurants and pubs. World class amenities and famous attractions can also be discovered at the amazing Westfield shopping city which is only a short 14 minute walk from your own front door. Transportation links are also in huge supply, 5 bus stops are all under 0.12 miles from your front door and offer a vast array of travel locations. Maryland, Leyton & Stratford stations are 0.49 miles, 0.4 miles and 0.66 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 0.26 mile catchment and offer a good to outstanding Ofsted rating.

#### Tenure & Council Tax

Tenure: Freehold  
Council Tax Band: C  
Annual Council Tax Estimate: £1,724 pa

#### Entrance Hall 3'1" x 4'3" (0.95 x 1.32)

Single glazed opaque door and window to front aspect, Stripped wood flooring.

#### Reception Room

13'5" x 24'0" (4.09 x 7.34)

Double glazed bay window to front aspect, textured ceiling, two double radiators, stairs to first floor landing, stripped wood flooring, phone and TV aerial point, under stairs cupboard.

#### Kitchen

10'4" x 4'6" (3.16 x 1.39)

Double glazed window to rear aspect, Lino flooring and walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and electric hob, integrated extractor fan with hood, sink with drainer unit, space for fridge freezer, plumbing for washing machine, integrated dishwasher, textured ceiling, storage cupboard, power points and double glazed door patio door to rear aspect leading to garden.

#### Bathroom

7'8" x 10'8" (2.35 x 3.27)

Double glazed opaque window to rear aspect, spotlights, tiled walls and flooring, single radiator, panel enclosed bath with mixer tap & shower attachment, shower cubicle with electric shower, hand wash basin with mixer tap, low level flush w/c.

#### First Floor Landing

2'7" x 10'10" (0.80 x 3.31)

Loft access and carpeted flooring.

#### Bedroom One

10'11" x 13'5" (3.35 x 4.09)

Two double glazed windows to front aspect, coved ceiling, single radiator, carpeted flooring, two fitted and built in wardrobes, power points, TV aerial and phone point.

#### Bedroom Two

10'9" x 10'4" (3.30 x 3.17)

Double glazed window to rear aspect, coved ceiling, single radiator, carpeted flooring, fitted and built in wardrobes, power points, TV aerial and phone point.

#### Garden



While every attempt has been made to ensure the accuracy of the statistics contained here, measurements of walls, windows, doors and any other items are approximate and are intended to assist in your own independent measurements. The agent is to disclaim any responsibility and should be held liable for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given. Made with Metaplan 02022

