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Sylvester Road, London, E17 8ED
Offers In Excess Of £525,000

Illuminating, Impeccable & Impressive, Welcome to Sylvester Road, E17, where the epitome of family living awaits you in this charming three-bedroom mid-terrace home from the 1970s. Nestled in a tranquil no-through residential road, this property offers a serene retreat from the hustle and bustle of city life. Boasting a generous floor area of 828 square feet (77 square meters), this residence is a haven of space and comfort. The allure of this home is enhanced by the absence of an onward chain, ensuring a seamless transition for its new owners. The property features a detached garage and driveway, providing coveted off-road parking. A 30-foot south-facing rear garden invites you to bask in sunlight and create cherished family memories in the outdoors. The potential to extend further adds a layer of opportunity, allowing you to tailor the space to suit your evolving needs. Inside, the home is adorned with modern comforts, including fully double-glazed windows and gas central heating via a combination boiler, ensuring year-round warmth and energy efficiency. The fully fitted kitchen is a chef's delight, offering a functional and stylish space for culinary endeavours. Upstairs, a fully tiled first-floor bathroom adds a touch of luxury to daily routines. With its winning combination of location, features, and potential, this Sylvester Road residence is not just a house; it's an invitation to embrace a lifestyle where family moments flourish and the possibilities for growth are boundless. Don't miss the chance to make this house your cherished home.

Property Showcases

As you approach the property, the first thing that catches your eye is the detached garage standing proudly to the front. Currently utilised for additional storage, this versatile space holds the potential to house a car or be transformed to meet your personal needs. The convenience of a drop kerb allows for the flexible use of the front garden—either as a practical driveway or an opportunity to redesign it, following the example set by neighbours who have transformed theirs into a useful front garden space. Following the paved path of the garden, you reach the fully double-glazed front door, which opens into a spacious and bright entrance hall. This welcoming area provides the gateway to the heart of the home. To the left, you'll find the fully fitted kitchen, equipped with a range of base and wall units, offering ample storage space. Integrated appliances add a modern touch, making this kitchen a functional and aesthetically pleasing space for culinary endeavours. Continuing through the entrance hall, the laminate-floored lounge/diner awaits at the rear of the property. Bathed in natural light from a generously sized window overlooking the rear garden, this space is perfect for both relaxation and entertaining. A fully double-glazed patio door seamlessly connects the interior to the 30ft south-facing rear garden. Designed for easy maintenance, the garden also boasts the convenience of rear access. Moving upstairs, a spacious first-floor landing greets you, offering access to three well-sized bedrooms. Each room has its unique charm, providing comfortable and private living spaces for the entire family. The fully tiled three-piece family bathroom completes the first floor, offering a pristine and stylish sanctuary for daily routines. Additionally, the landing provides access to the loft, currently serving as storage but holding the potential for future development, subject to planning permission. This loft space presents an exciting opportunity to add both extra space and value to the property. In conclusion, this mid-terrace 1970s family home combines practicality with potential, offering a comfortable and well-designed living space, both indoors and outdoors. The property not only caters to your immediate needs but also provides opportunities for future expansion and personalisation.

Location

Embracing the prime location of this residence opens up a plethora of possibilities for immersing yourself in the rich offerings of Walthamstow. A quick twenty-minute stroll or a brief seven-minute bike ride will transport you to the heart of the renowned Walthamstow Village, one of London's oldest and most charming villages, with origins dating back to 1086. This village exudes a quaint countryside atmosphere in the midst of London, celebrated for its local produce shops and historic structures. In terms of amenities, you'll find everything you could possibly need conveniently situated along the famed 1km Walthamstow Market, a mere 0.9 miles from your doorstep. The market is complemented by a variety of enterprising independent businesses, creating the perfect neighbourhood to satisfy all your desires. Additional conveniences such as Crate at St James Street, The Curious Goat at Old Brewer Way, and Iyo Sushi on Markhouse Road are all within walking distance, providing the ideal local amenities. Public transportation is easily accessible, with bus stops at Lea Bridge Road just 0.14 miles and 0.15 miles away, along with stops at Markhouse Road and Shortlands Road, both just 0.24 miles away. Underground and over ground stations, including Walthamstow Central and Queens Road, are conveniently located at 0.64 miles and 0.54 miles away, respectively. National rail stations, including Lea Bridge Road, are also within a mile from the property. Lastly, the property grants access to a variety of nursery, primary, and secondary schools, all within walking distance. Low Hall Nursery, South Grove Primary, and Kelmscott Secondary schools are all under 0.46 miles from your front door, boasting good and outstanding Ofsted ratings.

Tenure & Council Tax

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

Entrance Hall 5'10" x 14'0" (1.80 x 4.29)

Stairs to first floor landing, under stairs storage cupboard, double glazed door to front aspect, single radiator, laminate flooring and power points.

Reception Room 15'8" x 12'5" (4.78 x 3.80)

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

Kitchen 13'5" x 9'3" (4.11 x 2.82)

Double glazed window to front aspect, lino flooring, tiled walls, range of base & wall units with roll top work surfaces, freestanding cooker with electric & gas supply, chimney style extractor, sink with drainer unit, space for fridge freezer, plumbing for washing machine, power points and combination boiler.

First Floor Landing 5'11" x 11'1" (1.81 x 3.39)

Loft access, laminate flooring and built in storage.

Bedroom One 8'9" x 11'9" (2.69 x 3.59)

Double glazed window to front aspect, single radiator, laminate flooring and power points.

Bedroom Two 8'10" x 12'4" (2.70 x 3.77)

Double glazed window to rear aspect, single radiator, laminate flooring and power points.

Bedroom Three 6'6" x 9'5" (1.99 x 2.88)

Double glazed window to front aspect, textured ceiling, single radiator, laminate flooring and power points.

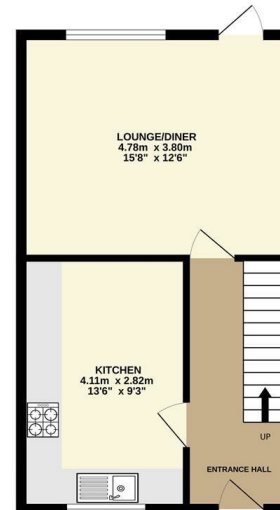
First Floor Bathroom 6'6" x 5'11" (1.99 x 1.82)

Double glazed opaque window to front aspect, tiled walls, single radiator, panel enclosed bath with mixer tap and thermostatically controlled shower, hand wash basin with mixer tap and pedestal, low level flush w/c.

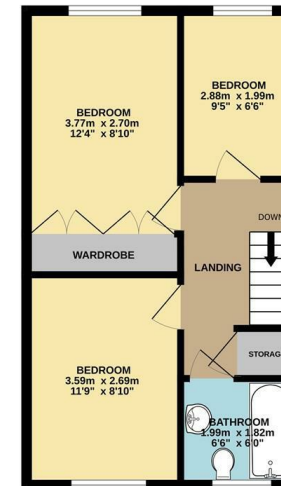
Garden 30'2" x 16'2" (9.21 x 4.95)

Fence panels, rear access, concrete paving, plastic shed, water tap and security light.

GROUND FLOOR
37.4 sq.m. (403 sq.ft.) approx.



1ST FLOOR
37.4 sq.m. (403 sq.ft.) approx.



TOTAL FLOOR AREA: 77.0 sq.m. (829 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 mis-statement. This plan is for guidance purposes only and should be used as a guide only for prospective purchasers. 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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