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Bedford Road, London, E17 4PU
Offers In Excess Of £600,000

Captivating, Crisp & Complete, Nestled in the highly coveted Bedford Road, this charming three-bedroom mid-terrace 1930s family home presents an enticing opportunity for those seeking a residence with both character and potential. Boasting a chain-free status, this property is a rare find, providing a hassle-free transition for its future owners. The sought-after location offers direct access to the serene and lush Lloyds Park, providing an oasis of greenery just steps away from your doorstep. The allure of this home extends beyond its prime location, as it comes with generously sized front and rear gardens. The exciting potential for extension and development promises not only an increase in space but also a substantial boost in property value. This residence features two inviting reception rooms, ideal for entertaining, and three well-sized bedrooms, providing ample space for a growing family. Practicality meets comfort with fully double-glazed windows and gas central heating via a combination boiler, ensuring a warm and energy-efficient environment throughout the seasons. The property has been meticulously maintained to a high standard, and a brand new roof was fitted just over 15 years ago, offering peace of mind for its new inhabitants. Undoubtedly, the real gem of this offering lies in its location. With Lloyds Park as a neighbour, residents can enjoy the tranquillity of nature at their leisure—a rare and invaluable amenity. Furthermore, the convenience of walking distance to Walthamstow Central adds to the list of benefits, providing easy access to transport links, shopping, and the vibrant community that surrounds this well-connected locale. Don't miss the chance to make this property your own, where comfort, potential, and a prime location converge to create the perfect family haven.

Property Showcases

As you approach the property, a sturdy steel fence with spearhead toppers greets you, providing both security and a touch of classic charm. The fully paved front garden guides you to a double glazed door, sheltered by an inviting open porch. Upon entering, the front door leads to a bright and spacious entrance hall. To your left are two generously sized reception rooms, both adorned with bay windows that flood the spaces with natural light. These rooms offer versatile living spaces, perfect for entertaining or relaxing with family and friends. Continuing through the entrance hall, you'll find access to the fully fitted kitchen. The kitchen features a range of base and wall units, providing ample storage space and functionality. The layout is designed for convenience, making meal preparation a breeze. A door from the kitchen opens up to the rear garden. Stepping into the rear garden, you'll notice the convenience of artificial grass, offering a low-maintenance outdoor space. A wooden shed with its own open porch stands at the end of the garden, providing storage for tools or outdoor equipment. Returning indoors and ascending the stairs, you'll reach the first-floor landing. Here, you are greeted by three well-proportioned bedrooms, each offering a comfortable and private space to unwind. The bedrooms are well-lit and provide flexibility for various uses, such as bedrooms, a home office, or a guest room. The fully tiled three-piece bathroom suite offers both style and practicality. It provides a clean and modern space for personal care routines. Additionally, the landing provides access to the loft, currently utilised for storage but offering potential for expansion, subject to planning permission. This loft space could be transformed into an additional room, creating more living space and potentially adding value to the property. In summary, this 1930s mid-terrace property combines classic charm with modern convenience. From the welcoming entrance and well-sized reception rooms to the fully fitted kitchen and inviting rear garden, this home offers a comfortable and versatile living experience. With the potential for loft conversion, it presents an opportunity to tailor the space to your specific needs and preferences.

Location

Nestled along the enchanting tree-lined Bedford Road, this location opens up a myriad of opportunities to explore the vibrant offerings of Walthamstow. Just opposite your doorstep lies the entrance to the meticulously maintained lawns of Lloyd Park. Here, you can immerse yourself in the outdoors with facilities such as an open-air gym, tennis and basketball courts, outdoor table tennis, and bowling greens. The natural play areas feature climbing logs, sandpits, and skate and scooter parks, ensuring endless entertainment for the little ones and creating an ideal setting for family picnics and day outings. Situated behind your new residence is the Waltham Forest Feel Good Centre, a substantial facility in London offering a diverse range of activities at affordable prices. Whether you fancy swimming and diving in the 25m indoor pool with 3m diving boards or engaging in fitness workouts at the state-of-the-art, 170-station gym, along with a variety of high and low-intensity fitness classes, there's something for everyone. Heading north from the property leads you to the recently revamped Cheney Row Park, which reopened in May 2019. This park boasts a nature-themed play area for children, an outdoor amphitheatre, enhanced natural spaces for plants and wildlife, and much more. For those seeking a broader outdoor experience, London's largest nature reserve, the 500-acre Green Flag award-winning Walthamstow Wetlands, is just over a mile away. Here, you can enjoy walking trails, bike rides, and picturesque scenery. Convenient transportation links abound, with five bus stops within 0.2 miles of your front door, providing access to various travel destinations. Walthamstow Central and Blackhorse Road stations, located at 0.8 miles and 1.1 miles from the property respectively, offer both underground and over ground transport options. Finally, the area is well-served by an abundance of nursery, primary, and secondary schools, all within a 0.47-mile catchment area and boasting good to outstanding Ofsted ratings.

Tenure & Council Tax

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

Entrance Hall

5'8" x 15'2" (1.73 x 4.64)

Double glazed opaque window and door to front aspect, stairs to first floor landing, under stairs storage cupboard, single radiator, lino flooring, telephone point and power points

Reception Room One

13'4" x 12'4" (4.08 x 3.78)

Double glazed bay window to front aspect, centre ceiling rose, double radiator, laminate flooring, phone point TV aerial point and power points.

Reception Room Two

13'9" x 11'6" (4.20 x 3.53)

Double glazed bay window to rear aspect, textured ceiling, double radiator, laminate flooring, phone point, TV aerial point and power points.

Kitchen

5'10" x 16'4" (1.78 x 4.98)

Double glazed window to rear aspect, lino flooring, tiled splash backs, range of base and wall units with roll top work surfaces, integrated cooked with electric oven and gas hob, sink drainer unit, space for fridge/freezer, plumbing for washing machine, coved and textured ceiling, double glazed patio door to side aspect and power points.

Conservatory

10'11" x 7'1" (3.33 x 2.17)

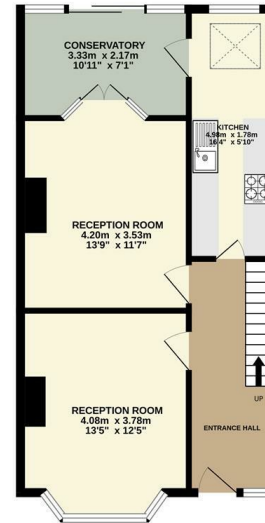
Double glazed window to rear aspect, lino flooring and double glazed door to rear aspect.

First Floor Landing

6'4" x 8'3" (1.94 x 2.52)

Loft access and lino flooring.

GROUND FLOOR
49.3 sq.m. (531 sq.ft.) approx.



1ST FLOOR
33.5 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA: 74.0 sq.m. (797 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of floors, walls, ceilings and other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should not be used as the basis for prospective purchase. 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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