

www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Spencer Road, London, E17 4BD
Offers In Excess Of £500,000

Welcome to Spencer Road, E17, where charm and potential converge in this delightful mid-terrace period property. Boasting two spacious double bedrooms, this home offers the perfect canvas for comfortable living. As you step through the door, you're greeted by the inviting ambiance of a well-loved space, where every corner tells a story. The property exudes character with its period features, enhancing the allure of its timeless appeal. With no onward chain, the path to ownership is seamless, allowing you to envision your future here without delay. Beyond its current layout lies untapped potential, with the possibility of extension, subject to the necessary permissions. Imagine the freedom to customize and expand, tailoring the property to your exact specifications. Located in a desirable area, Spencer Road offers both tranquility and convenience, ensuring the best of both worlds. Don't miss this opportunity to make this charming abode your own – your dream home awaits!

Locality:

Spencer Road is situated in the borough of Waltham Forest, specifically within the E17 postcode area in East London, Walthamstow. This residential street is characterized by rows of terraced houses, typical of the architecture found in many London neighbourhoods.

The E17 postcode area, also known as Walthamstow, is well-connected to central London via reliable public transportation options, including buses and the London Underground's Victoria line. This makes it an attractive location for commuters working in the city.

Surrounding Spencer Road, residents can find various amenities, including shops, restaurants, cafes, and parks. Walthamstow Village, with its quaint atmosphere and independent boutiques, is within walking distance, offering a vibrant community hub for locals.

The area also benefits from green spaces such as Lloyd Park and Walthamstow Wetlands, providing opportunities for outdoor recreation and relaxation.

In terms of education, Spencer Road benefits from proximity to several schools catering to different age groups. These include:

1. Greenleaf Primary School: A well-regarded primary school located nearby, providing education for children aged 3 to 11 years.
2. Walthamstow School for Girls: A secondary school situated within the vicinity, offering education for girls aged 11 to 16 years.
3. The Jenny Hammond Primary School: Another primary school in the area, providing education for children aged 3 to 11 years.

Overall, Spencer Road in E17 offers a convenient and lively urban lifestyle within reach of both the bustling city centre and the tranquillity of green spaces.

Tenure & Council Tax

Tenure: Freehold
 Council Tax Band: C
 Annual Council Tax Estimate: £1,827 pa

Hallway

11'1" x 2'11" (3.4 x 0.9)
 Coved and textured ceiling, double radiator and laminate flooring and stairs to first floor landing.

Ground Floor Bathroom

11'1" x 5'10" (3.4 x 1.8)
 Double glazed window to rear aspect, Lino flooring, shower cubicle with electric shower, low level flush w/c.

Reception One

10'10" x 10'6" (3.30m x 3.20m)
 Double glazed window to front aspect, textured ceiling, single radiator, laminate flooring and power points, Double glazed window to side aspect, ceiling with Centre ceiling rose, single radiator, laminate flooring and power points.

Dining Room

13'10" x 11'1" (4.23 x 3.40)
 Textured Ceiling, Single Radiator, Laminate flooring, Power points, Understairs Storage cupboard.

Reception Two

8'9" x 11'7" (2.67m x 3.53m)
 Double glazed window to side aspect, textured ceiling, single radiator, laminate flooring and power points, Double glazed window to side aspect, ceiling with Centre ceiling rose, single radiator, laminate flooring and power points.

Kitchen

6'10" x 18'8" (2.1 x 5.7)
 Double glazed window to rear and side aspect, single radiator, tiled flooring and walls, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and gas hob, extractor fan, sink with drainer unit, space for fridge freezer, integrated washing machine, double glazed door leading to garden.

First Floor Landing

11'9" x 4'11" (3.6 x 1.5)
 Open balustrading, laminate flooring and ceiling with Centre ceiling rose.

First Floor Bathroom

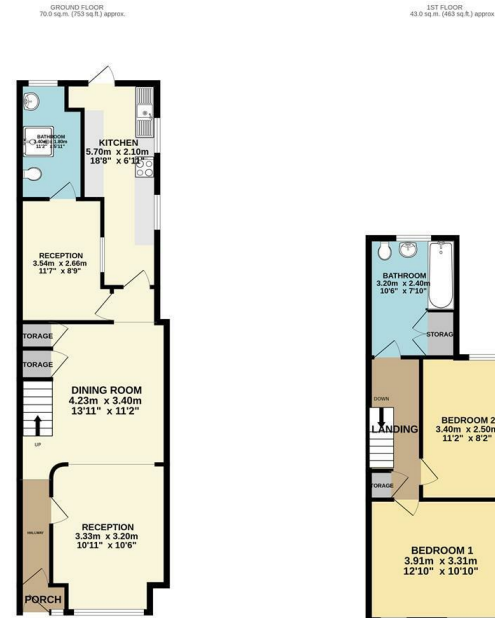
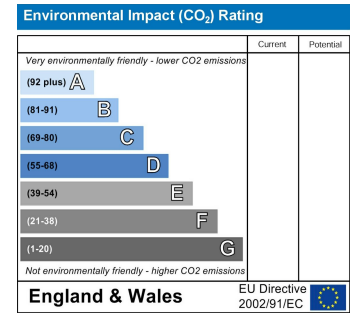
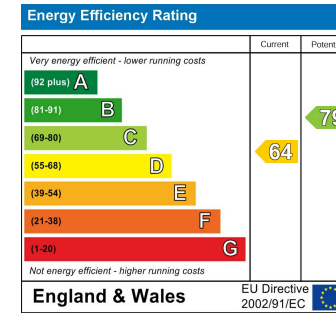
10'5" x 7'10" (3.2 x 2.4)
 Double glazed window to rear aspect, Lino flooring, panel enclose bath, hand wash basin with mixer tap and pedestal, low level flush w/c.

Bedroom One

10'10" x 12'10" (3.30m x 3.91m)
 Double glazed window to front aspect, coved and textured ceiling, single radiator, laminate flooring, freestanding wardrobes and power points.

Bedroom Two

11'1" x 8'2" (3.4 x 2.5)
 Double glazed window to front aspect, coved and textured ceiling, single radiator, laminate flooring, freestanding wardrobes and power points.



TOTAL FLOOR AREA: 113.0 sq.m. (1234 sq.ft.) approx.
 While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, stairs and any other items are approximate and are not intended to be used for any legal or other purposes. The floorplan is a summary representation only and should be used as a guide only. prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is made by the agent or the estate agent.

