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Macdonald Road, London, E17 4AZ
Offers In Excess Of £610,000

Nestled in the heart of the vibrant MacDonald Road in E17, this charming 2-bedroom period property exudes timeless elegance and modern comfort. The open-plan living and dining area seamlessly blend classic architectural features with contemporary design, creating a welcoming and versatile space for relaxation and entertainment. The galley kitchen, thoughtfully designed, offers a perfect balance of functionality and style, making culinary endeavors a joy. The two well-appointed bedrooms provide a tranquil retreat, adorned with period details that enhance the property's character. A tastefully designed family bathroom complements the living space. Step outside to discover a delightful patio garden, providing a serene escape for al fresco dining or simply enjoying the outdoors. This residence epitomizes the perfect fusion of period charm and modern living, offering a unique opportunity to own a piece of E17's rich architectural heritage.

Locality:

Macdonald Road is situated in the borough of Waltham Forest, specifically within the E17 postcode area in East London, Walthamstow

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 Macdonald 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, Macdonald 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

Porch
4'8" x 2'11" (1.44 x 0.90)

Hallway
12'5" x 4'7" (3.78m x 1.40m)

Lounge/Diner
24'11" x 12'2" (7.61 x 3.71)

Double glazed bay window to front aspect, textured ceiling, dado rail walls, two single radiators, laminate flooring, wooden over mantelpiece, power points, single glazed door leading to garden.

Kitchen
7'10" x 8'9" (2.39 x 2.67)

Double glazed window to side aspect, tiled flooring and walls, range of base & wall units with roll top granite effect work surfaces, integrated cooker with electric oven and gas hob, chimney style extractor with hood, sink with drainer unit, space for fridge freezer, double glazed door leading to garden.

First Floor Landing
11'11" x 5'8" (3.65 x 1.73)

Open balustrading, carpeted flooring and textured ceiling.

First Floor Bathroom
7'11" x 8'10" (2.43 x 2.70)

Double glazed opaque window to side and rear aspect, part tiled walls and tiled flooring, single radiator, panel enclosed bath with shower attachments, and thermostatically controlled shower, hand wash basin with pedestal and low level flush w/c.

Bedroom One
15'2" x 12'7" (4.63 x 3.86)

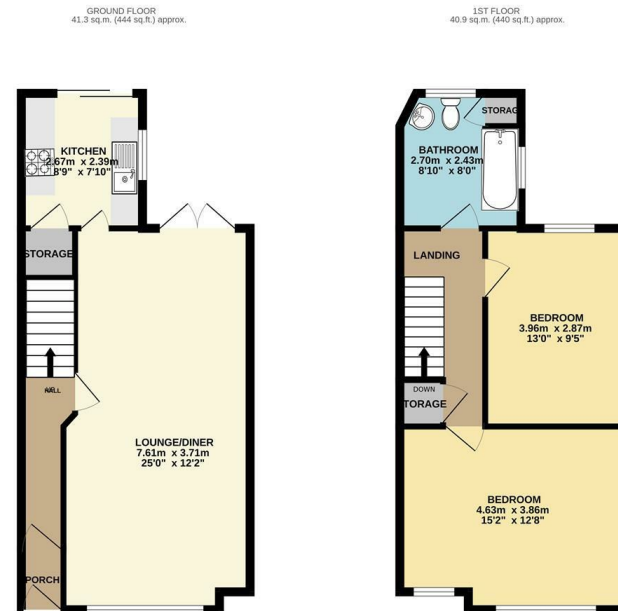
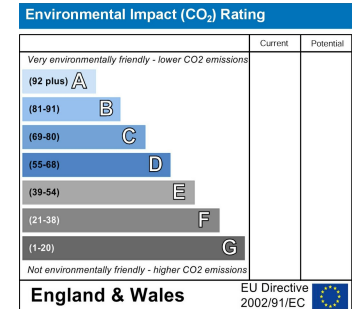
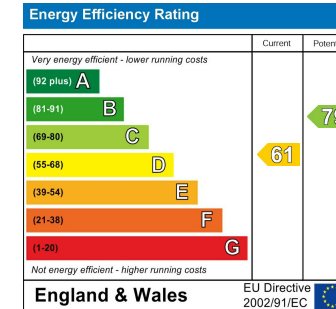
Double glazed window to front aspect, textured ceiling, carpeted flooring and power points.

Bedroom Two
9'2" x 11'10" (2.80 x 3.61)

Double glazed window to rear, aspect, textured ceiling, laminate flooring and power points.

Garden
30'6" x 15'6" (9.30m x 4.72m)

Slate paving, plastic shed, water tap and security lights.



TOTAL FLOOR AREA: 84.0 sq.m. (904 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, rooms and any other levels are approximate and are intended to be used for general information only. The actual measurements may vary slightly from those shown here. The services, systems and appliances shown here are not intended and do not constitute any warranty or guarantee. Measurements are taken to the best of our knowledge and are not intended to be used for any other purpose. Made with Metropac ©2024

