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Garnett Way, London, E17 5PE
Offers In The Region Of £500,000

Kings Group are delighted to present this charming two-bedroom end of terrace property on Garnett Way.

Upon arrival, you're greeted by a welcoming front patio and a porch, setting the tone for the warmth and coziness found within. The property features double glazed windows throughout. Step inside to discover a well-appointed living space benefitting from modern finishes and ample natural light. The fully fitted kitchen is supplied with range of base and wall unit with space for all of your appliances and plenty of storage.

Ascend the stairs to find two generously sized double bedrooms, perfect for relaxation. Upstairs you will find a modern 3 piece bathroom suite. Outside you will find the private rear garden which is benefits from, Decking area ,patio ,lawn and a storage shed. With its prime location, this property offers easy access to local amenities, schools, and transportation, making it an ideal home for those seeking comfort and convenience.

Locality:

Garnett Way is a well situated road within the Walthamstow area, This particular location has many benefits for a new home owner such as Transport links, local parks and ease of access to shops which are just a stone's throw away.

The local nearest train station can be found on Blackhorse Road, which is part of the Victoria Line and London Overground Services. Blackhorse Road station is only situated 1.1 Miles away from the property making commuting hassle free. The closest bus station from the property is Higham Hill Road benefitting from both buses 158 and W15. If your choice of transport is driving there is ease of access to the north circular.

For some lovely local greenery, you're moments from Tottenham Marshes, the River Lea and the local reservoirs. A wonderful spot for a weekend walk or cycle, you can follow the river down to Walthamstow Wetlands. The property benefits from being close to Lloyd Park and Higham Hill park, These parks tend to host events throughout the year.

You are perfectly located to explore what has been named 'Blackhorse Beer Mile' here you will find multiple breweries and taproom. There is a lot more events that you will find here such as comedy, Festivals and family friendly activities.

Tenure & Council Tax

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

Porch
5'3" x 7'3" (1.62 x 2.22)

Double glazed opaque windows to side aspect, Double glazed opaque door to front aspect, Tiled flooring, Two built in storage cupboards.

Lounge/Diner
13'10" x 12'11" (4.23 x 3.96)

Double glazed window to front aspect, Stairs to first floor landing, Single & double radiator, Laminate flooring, Power points, TV point and Telephone point.

Kitchen
13'9" x 9'8" (4.20 x 2.96)

Double glazed window to rear aspect, Double glazed patio door leading to garden, Single radiator, Tiled flooring, Tiled splash backs, Range of base and wall units with roll top work surfaces, Freestanding cooker with gas and electric supply, Chimney style extractor hood, Space for fridge/freezer, Plumbing for washing machine, Plumbing for dishwasher, Power points and Vaillant Combination boiler.

Ground Floor w/c
4'5" x 2'10" (1.37 x 0.88)

Part tiled walls, Tiled flooring, Extractor fan, Hand wash basin with mixer tap and Low level flush w/c.

First Floor Landing
2'9" x 6'6" (0.84 x 2.00)

Carpeted flooring.

Bedroom One
13'9" x 9'10" (4.20 x 3.01)

Double glazed window to front aspect, Single radiator, Carpeted flooring and USB Power points.

Bedroom Two
6'11" x 9'8" (2.12 x 2.96)

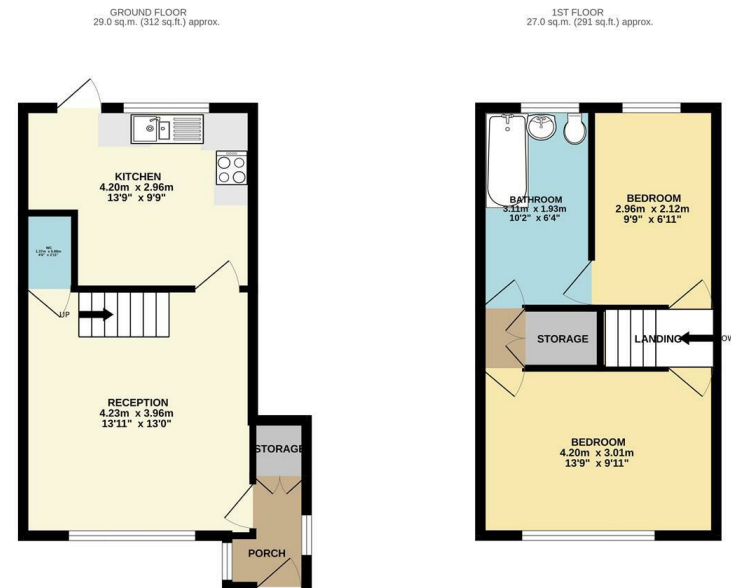
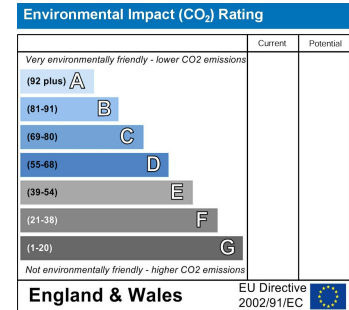
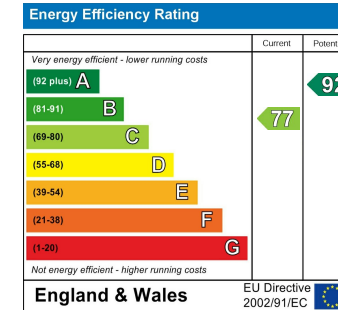
Double glazed window to rear aspect, Single radiator, Carpeted flooring and Power points.

First Floor Bathroom
10'2" x 6'3" (3.11 x 1.93)

Double glazed opaque window to rear aspect, Spotlights, Part tiled, Heated towel rail, Laminate flooring, Extractor fan, Panel enclosed bath with mixer tap and shower attachment, Hand wash basin with mixer tap and vanity unit, Low level wall hung w/c with concealed cistern, Built in storage cupboard and Loft access (Insulated, Partly boarded and Lighting).

Garden
13'10" x 40'8" (4.22 x 12.41)

Mainly maid to lawn with plant and shrub boarders, Fence panels, Rear access, Concrete paving, Wooden shed, decking, Water tap, External power points and External lighting with switch.



TOTAL FLOOR AREA : 56.0 sq.m. (603 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for information purposes only and should not be used as such for any 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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