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

Wigram Square, London, E17 4AB  
Offers In Excess Of £635,000



Kings Group Walthamstow are delighted to present to this charming four bedroom terraced house located in the sought-after Wigram Square, Walthamstow. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms and two bathrooms, there is ample space for a growing family or for those who enjoy having extra room for guests or a home office.

One of the standout features of this property is the annex, providing a versatile space that can be used as a guest suite, a home office, or even a gym - the possibilities are endless. The heavily extended layout of the house offers a modern and open feel, creating a bright and airy atmosphere throughout.

Situated in a quiet cul-de-sac location, this home offers a peaceful retreat from the hustle and bustle of city life while still being conveniently located near all amenities. The fact that this property is chain-free adds to the appeal, making the buying process smoother and quicker for potential buyers.

Don't miss out on the opportunity to own this fantastic property with four bedrooms, offering both space and flexibility to suit your lifestyle. Book a viewing today and envision the endless possibilities this home has to offer!

#### Tenure & Council Tax

Tenure: Freehold  
Council Tax Band: C  
Annual Council Tax Estimate: £1,932.20 P/A

#### Locality

Nestled in Wigram Square, your new residence boasts an array of advantageous locational features. Ideally positioned, it provides convenient access to both Hollow Ponds and Snaresbrook underground stations within walking distance. Hollow Ponds, situated in the scenic Epping Forest, invites you to explore its beauty by renting a boat and discovering the enchanting wildlife, surrounding shores, and the ancient woodland of Epping Forest. Upon completing your exploration of Epping Forest, a brief three-minute stroll takes you to Wood Street shopping parade.

Here, a diverse array of independent businesses awaits, catering to all your desires and needs. A mere sixteen-minute walk or a quick six-minute bike ride transports you to Walthamstow Village, one of London's oldest and most charming villages (with its origins dating back to 1086). Walthamstow Village offers a countryside ambience in the heart of London, featuring local produce shops and historic buildings concentrated around Orford Road. Take a leisurely afternoon walk to explore the village, indulging in delightful treats and tipples.

Walthamstow Village is a culinary haven, offering everything from delectable delis to tantalising tapas and breweries serving beer at the source. Abundant transportation options are at your disposal, with five bus stops within 0.11 miles from your doorstep, providing connectivity to various destinations. Walthamstow Central and Snaresbrook stations, located 1.1 and 1.4 miles away respectively, offer both underground and over ground transport choices. Furthermore, the property is surrounded by a wealth of nursery, primary, and secondary schools, all within a 0.54-mile catchment area, boasting good to outstanding Ofsted ratings.

#### Entrance Hall

20'1" x 3'2" (6.14 x 0.97)

Stairs to first floor landing, double glazed windows to the front aspect, laminate flooring.

#### Ground Floor Bathroom

5'10" x 4'3" (1.8 x 1.3)

Double glazed windows to the front aspect, tiled walls, thermostatically controlled shower, hand wash basin with mixer taps, low level flush WC.

#### Reception Room

6'9" x 11'10" (2.06 x 3.63)

Double glazed windows to the front aspect, spotlights, double radiator, carpeted flooring, power point.

#### Reception Room

15'5" x 11'9" (4.7 x 3.6)

Double doors to the rear aspect, spotlights, carpeted flooring, power points.

#### Kitchen Diner

15'3" x 20'2" (4.65 x 6.15)

Double glazed windows to the rear aspect, tiled flooring, tiled splash backs, range of base and wall units with flat top work surfaces, integrated cooker, electric oven, gas hob, extractor fan, sink drainer unit, space for fridge freezer, plumbing for washing machine, spotlights, power points, doors leading to the garden.

#### First Floor Landing

14'1" x 5'6" (4.3 x 1.7)

Carpeted flooring, open balustrading.

#### Bedroom One

9'10" x 10'9" (3.0 x 3.3)

Double glazed windows to the front aspect, double radiator, carpeted flooring, fitted wardrobes, power points.

#### Bedroom Two

8'10" x 8'2" (2.7 x 2.5)

Double glazed windows to the rear aspect, spotlights, double radiator, carpeted flooring, fitted wardrobes, power points.

#### Bedroom Three

9'10" x 7'10" (3.0 x 2.4)

Double glazed windows to the rear, double radiator, carpeted flooring, fitted wardrobes, power points.

#### Bedroom Four

7'6" x 7'6" (2.3 x 2.3)

Double glazed windows to the front aspect, spotlights, carpeted flooring, power points.

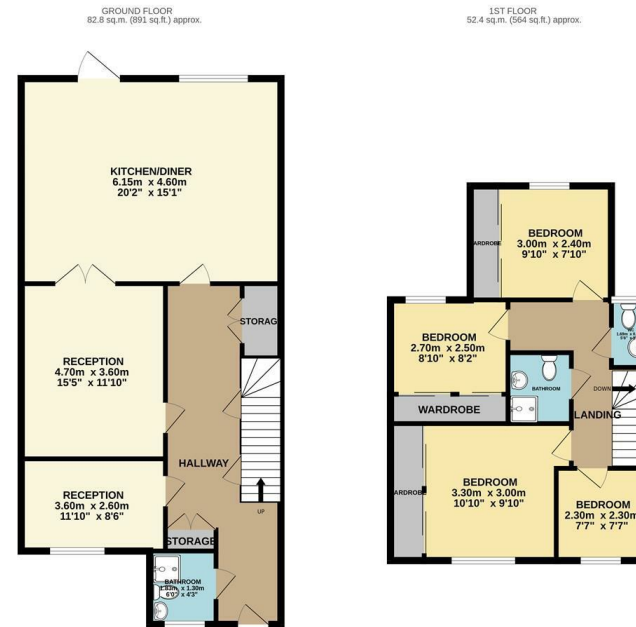
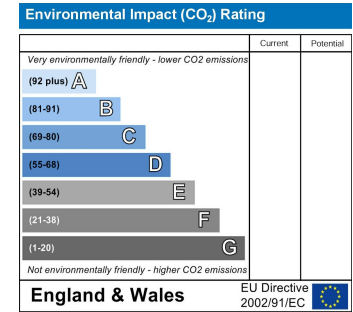
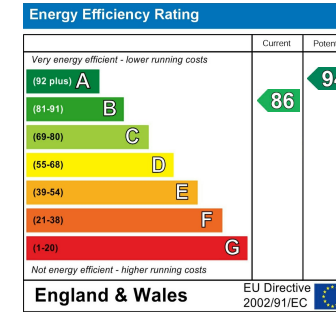
#### First Floor Bathroom

3'3" x 7'6" (1 x 2.3)

Spotlights, heated towel rail, tiled flooring, thermostatically controlled shower, hand wash basin with mixer taps, low level flush WC

#### Toilet

Double glazed windows to the rear aspect, hand wash basin with mixer taps, low level flush WC.



TOTAL FLOOR AREA: 135.2 sq.m (1455 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and are not intended to be used for any purpose other than as a guide. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency at the time of writing.  
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