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Southcote Road, London, E17 7AX
Offers In Excess Of £800,000

Kings Group are delighted to Welcome to this stunning semi-detached house on Southcote Road, London! This property boasts a spacious layout with 1 reception room, 4 bedrooms, and 3 bathrooms, providing ample space for comfortable living.

One of the standout features of this property is the immaculate condition it is in, offering a modern and stylish living environment. With off-street parking for one vehicle, parking will never be an issue for you or your guests.

Conveniently located within walking distance to the tube station, commuting will be a breeze, making this home ideal for those who need to travel for work or leisure. Additionally, being in the catchment area for local schools adds to the appeal of this property for families with children.

This chain-free property presents a fantastic opportunity to own a beautiful home in a sought-after location. Don't miss out on the chance to make this house your own and enjoy all the benefits it has to offer. Contact us today to arrange a viewing and experience the charm of this Southcote Road gem!

Locality

Positioned on the rare and charming Southcote Road, your brand new property has access to an abundance of fantastic opportunities when it comes to exploring everything Walthamstow has to offer. London's largest nature reserve, the 500 acre Green Flag award-winning Walthamstow Wetlands is accessible directly from your own front door and here you can enjoy a calendar of weekly activities, as well as seasonal events, that take place throughout the year to engage with the local community and with those further afield, both in the UK and internationally. From family-friendly activities to fun-filled activities for adults such as talks, tours and workshops, Walthamstow Wetlands provides a unique setting in the heart of London to learn, discover and explore. If you are looking to venture slightly further out then you are only a short 20 minute walk to Blackhorse Beer Mile, a walking route of some of London's most exciting craft breweries. Home to a number of breweries and taprooms — including Wild Card, Signature, Exale and Pillar Brewery's Untraditional Pub. It's a fun place to have a drink, do pub quizzes, eat pizza and all that other beer-adjacent stuff, which will be sure to keep you coming back again and again. When it comes to amenities you have everything you could ever need, all located on the famous 1km Walthamstow Market. A range of enterprising independent businesses compliment the market and provide the quintessential neighbourhood to accommodate everything your heart desires. Transportation links are also in huge supply, 5 bus stops are all under 0.14 miles from your front door and offer a vast array of travel locations. Blackhorse Road & St James Street stations are walking distance from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.36 mile catchment and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: D
Annual Council Tax Estimate: £2,174 pa

Hallway

13'4" x 5'5" (4.08 x 1.67)

Double glazed door and window to front aspect, single radiator, laminate flooring, and power points.

Reception One

34'4" x 10'11" (10.47 x 3.34)

Double glazed window to front and rear aspect, spotlights, laminate flooring, wooden over mantelpiece, door leading to garden and power points.

Reception Two

20'4">19'3" x 10'4" (6.20>5.87 x 3.16)

Double glazed window to rear aspect, spotlights, two single radiators, laminate flooring, door leading to garden and power points.

Lobby

3'8" x 6'2" (1.12 x 1.89)

Laminate flooring and boiler.

Ground Floor Bathroom

9'4" x 9'4" (2.86 x 2.87)

Double glazed opaque window to rear aspect, spotlights, tiled walls and laminate flooring, panel enclosed bath and thermostatically controlled shower cubicle, hand wash basin and vanity under, low level flush w/c.

Kitchen

14'6">16'2" x 7'7">5'4" (4.43>4.94 x 2.32>1.65)

Double glazed window to rear aspect, walls with tiled splash backs and flooring, integrated cooker with electric oven and hob, extractor, integrated fridge freezer and dish washer, fan with hood, spotlights, double glazed door leading to garden.

First Floor Landing

17'8" x 4'8" (5.39 x 1.43)

Double glazed window to front aspect, laminate flooring, power point and spotlights.

First Floor Bathroom

5'5" x 6'2" (1.66 x 1.89)

Double glazed opaque window to rear aspect, spotlights, tiled walls and laminate flooring, panel enclosed bath and thermostatically controlled shower cubicle, hand wash basin and vanity under, low level flush w/c.

Bedroom One

11'10" x 10'3" (3.63 x 3.14)

Double glazed window to rear aspect, single radiator, laminate flooring, spotlights and power points.

Bedroom Two

10'7" x 10'9" (3.25 x 3.29)

Double glazed window to front aspect, single radiator, laminate flooring, spotlights and power points.

En Suite

4'7" x 5'6" (1.42 x 1.68)

Double glazed opaque window to rear aspect, spotlights, tiled walls and laminate flooring, panel enclosed bath and thermostatically controlled shower cubicle, hand wash basin and vanity under, low level flush w/c.

Second Floor Landing

3'3" x 2'7" (1.00 x 0.80)

Spotlights and single radiator.

Bedroom Three

11'2">6'11" x 19'9">13'11" (3.41>2.11 x 6.04>4.26)

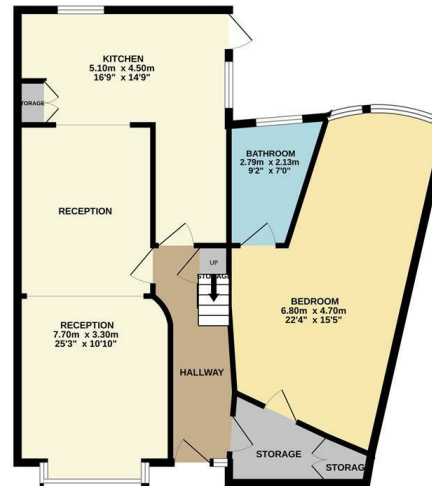
Double glazed window to front and rear aspect, single radiator, laminate flooring, spotlights and power points.

Second Floor Bathroom

5'5" x 6'2" (1.67 x 1.88)

Double glazed window to rear aspect, heated rail radiator, tiled walls and flooring, panel enclosed bath with mixer tap, hand wash basin with mixer tap, low level flushed hung w/c concealed cistern and spotlights.

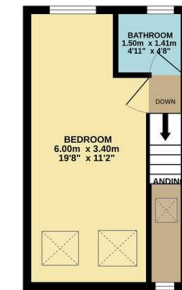
GROUND FLOOR
50.8 sq.m. (507 sq.ft.) approx.



FIRST FLOOR
36.6 sq.m. (398 sq.ft.) approx.



SECOND FLOOR
24.6 sq.m. (266 sq.ft.) approx.



TOTAL FLOOR AREA: 140.8 sq.m. (1516 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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