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Valognes Avenue, London, E17 5PW
Offers In Excess Of £475,000

Kings Group are delighted to Welcome you to Valognes Avenue, Walthamstow - a charming terraced house with great potential!

This property boasts a spacious reception room, two cosy bedrooms, and a well-maintained bathroom. The highlight of this lovely home is the impressive 70 ft garden, perfect for relaxing or entertaining guests.

Situated in the sought-after Higham Hill location, this house offers not only a comfortable living space but also the opportunity to extend, subject to planning permission. The two double bedrooms provide ample space for a growing family or for hosting guests.

In good condition and brimming with potential, this property is ideal for those looking to create their dream home in a desirable area of Walthamstow. Don't miss out on the chance to own a piece of this vibrant community - book a viewing today and envision the endless possibilities that this property has to offer!

Locality

Valognes Road 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. 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: C
Annual Council Tax Estimate: £1,932 pa

Hallway

Stairs Leading to the first floor, laminate flooring.

Reception Room

22'8 x 17'5 (6.91m x 5.31m)

Laminate flooring, Double glazed windows to the front aspect, doors leading to garden, TV aerial point, power points.

Kitchen

10'3 x 5'3 (3.12m x 1.60m)

Double glazed windows to the rear aspect, range of base and wall units with roll top work surfaces, Gas Hob, Electric oven sink drainer unit, plumbing for washing machine.

Landing

Carpeted flooring, doors leading to bedrooms and bathroom.

Bedroom One

11'2 x 15'3 (3.40m x 4.65m)

Double glazed windows to the front aspect, carpeted flooring, built in wardrobes, power points

Bedroom Two

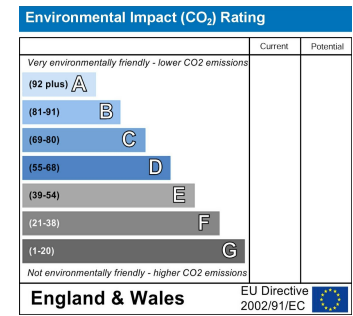
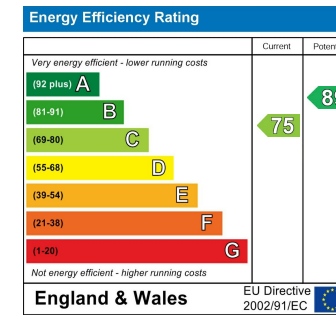
11'6 x 10'3 (3.51m x 3.12m)

Double glazed windows to the rear aspect, laminate flooring, power points.

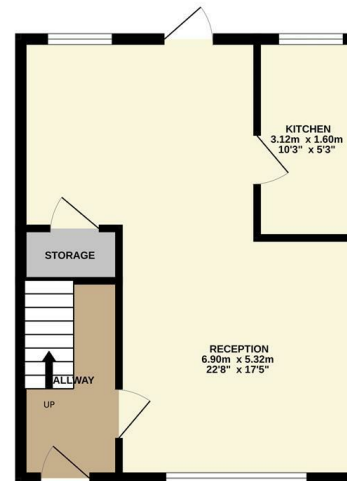
Bathroom

7'3 x 7'2 (2.21m x 2.18m)

double glazed windows to the rear aspect, tiled walls, tiled flooring, hand wash basin with mixer taps, panel enclosed bath with mixer taps.



GROUND FLOOR
36.7 sq.m. (395 sq.ft.) approx.



1ST FLOOR
36.3 sq.m. (391 sq.ft.) approx.



TOTAL FLOOR AREA: 73.0 sq.m. (785 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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