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248 Hoe Street  
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Stocksfield Road, London, E17 3LJ  
£400,000

Kings Group are delighted to Welcome you to this charming property located on Stocksfield Road in Walthamstow! This delightful flat boasts a spacious reception room, perfect for entertaining guests or relaxing after a long day. With three cosy bedrooms and two bathrooms, there is plenty of space for a growing family or those in need of a home office.

Situated in a split-level layout, this property offers a unique and stylish living space. The convenience of being within walking distance to Wood Street station makes commuting a breeze, ideal for those who need to travel for work or leisure.

This chain-free property provides a hassle-free buying or renting experience, allowing you to move in swiftly and make it your own. Additionally, the ease of access to local shops and amenities ensures that you have everything you need right at your doorstep.

Don't miss out on the opportunity to own or rent this fantastic flat with three bedrooms, offering both comfort and convenience in a sought-after London location. Contact us today to arrange a viewing and make this property your new home!

#### Location

Situated on Stocksfield Road, your new property has access to an abundance of communal benefits. A large residential car park and communal gardens offer a plethora of additional parking options for family and friends while also providing an array of splendour and delight via the well maintained flowerbeds. The property is a short ten minute walk and you will discover the alluring Epping Forest, here you can take in the captivating ancient woodland and the natural green and blue space that allows for dog walking, exercising and enjoying family picnics that you will never get tired of. If you delve west from the property then you will stumble across the beautiful manicured lawns of Lloyd Park. Easily accessible just a twenty minute walk from your front door to the Forest Road entrance, you can seek to revel in the outdoor gym, tennis and basketball courts as well as outdoor table tennis and bowling greens. Natural play areas with climbing logs, sandpits, and skate and scooter parks will be sure to keep the little ones entertained for hours on end and creates the perfect place for family picnics and day outings. You also have essential amenities just a stone's throw away, the three-quarter-mile stretch of Wood Street offers a range of enterprising independent businesses which will cater for your every want and desire. Transportation links are also in huge supply, 5 bus stops are all under 0.12 miles from your front door and offer a vast array of travel locations. Wood Street and Walthamstow Central stations are 0.14 miles and 0.85 miles 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: Leasehold  
 Lease Length: 92 Years Remaining  
 Service Charge: £3072 P/A  
 Ground Rent: £120 P/A  
 Council Tax Band: C  
 Annual Council Tax Estimate: £1,932

#### Hallway

**5'4" x 14'3" (1.63 x 4.35)**

Stairs to first floor landing, single glazed window and door to front aspect, textured ceiling, double radiator, laminat4e flooring and power points.

#### WC

**2'8" x 7'6" (0.82 x 2.30)**

Tiled flooring, extractor fan, hand wash basin with mixer tap, low level flush and wall hung w/c with concealed cistern.

#### Reception

**11'5" x 15'8" (3.50 x 4.80)**

Double glazed windows to rear aspect, textured ceiling, double radiator, laminate flooring, TV aerial point and power points.

#### Kitchen

**10'10" x 7'8">9'9" (3.32 x 2.36>2.99)**

Double glazed window to front aspect, double radiator, tiled flooring and walls with tiled splash backs, freestanding cooker with electric oven and hob, plumbing for washing machine, space for fridge freezer and power points.

#### First Floor Landing

**3'0" x 9'2">9'10" (0.92 x 2.80>3.00)**

Carpeted flooring.

#### First Floor Bathroom

**5'6" x 6'5" (1.70 x 1.96)**

Tiled walls and flooring, heated towel rail radiator, extractor fan, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap, low level flush and wall hung w/c with concealed cistern.

#### Bedroom One

**10'2" x 12'8">15'11" (3.10 x 3.87>4.87)**

Double glazed windows to front aspect, double radiator, laminate flooring and power points.

#### Bedroom Two

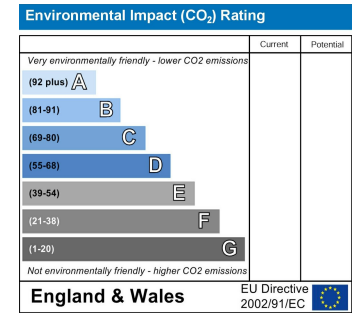
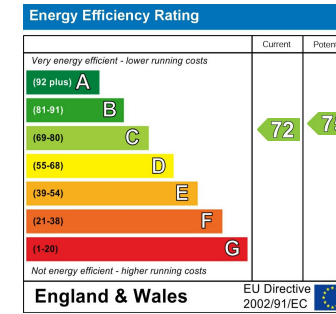
**11'3" x 7'6">6'6" (3.44 x 2.30>2.00)**

Double glazed windows to rear aspect, double radiator, laminate flooring, build in wardrobe and power points.

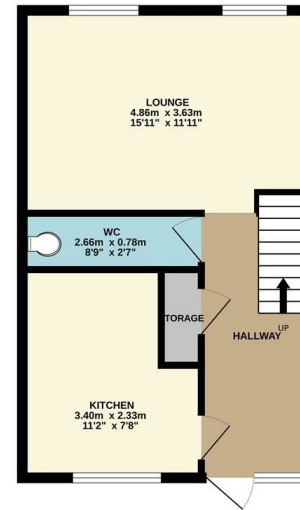
#### Bedroom Three

**5'7" x 8'2" (1.72 x 2.50)**

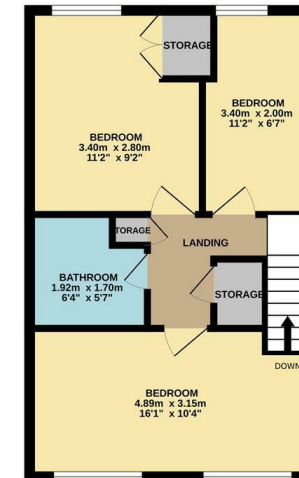
Double glazed windows to rear aspect, double radiator, laminate flooring, and power points.



GROUND FLOOR  
38.6 sq.m. (415 sq.ft.) approx.



1ST FLOOR  
37.6 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA: 76.2 sq.m. (820 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 is given for their operability or efficiency can be given.  
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