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Longacre Road, London, E17 4DT  
Offers In Excess Of £550,000

Kings Group are delighted to Welcome you to Longacre Road, Walthamstow - a charming semi-detached house that could be your next dream home! This property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cozy bedrooms, there's plenty of space for everyone to enjoy.

The house features a well-maintained bathroom for your convenience, ensuring a comfortable living experience. Additionally, the property includes a utility room, adding practicality to your daily routine.

One of the standout features of this home is the potential to extend, subject to obtaining the necessary planning permissions. Imagine customizing this already lovely property to suit your unique style and needs - the possibilities are endless!

Convenience is key with a driveway and garage included, providing ample parking space and storage options. Located in a desirable area, this property offers both comfort and potential for the discerning buyer. Don't miss out on the opportunity to make this house your own - book a viewing today and start envisioning the life you could create in this wonderful home on Longacre Road.

#### Location

Nestled along the enchanting Longacre Road, your new residence boasts access to a plethora of advantageous surroundings. Ideally positioned, the property is a leisurely stroll away from both Hollow Ponds and Snaresbrook underground stations. Hollow Ponds, a picturesque section of Epping Forest, invites you to explore its wonders by renting a boat, revealing the treasures of wildlife, the adjacent shores, and the ancient woodlands of Epping Forest. After immersing yourself in the natural beauty of Epping Forest, a brief ten-minute walk leads you to the Wood Street shopping parade, featuring a variety of vibrant independent businesses to fulfil all your desires. 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 roots dating back to 1086. Offering a taste of country life in the heart of London, Walthamstow Village is renowned for its local produce shops and historic buildings concentrated around Orford Road—an ideal destination for an afternoon stroll complemented by delectable treats and beverages. From tempting delis to savoury tapas and breweries serving beer at the origin, Walthamstow Village is a gastronomic haven of exquisite delights. Abundant transportation options are at your disposal, with five bus stops within 0.11 miles of your doorstep, connecting you to a diverse range of destinations. Walthamstow Central and Snaresbrook stations, located at 1.1 miles and 1.4 miles from the property respectively, provide convenient access to both underground and over ground transportation. Finally, within a 0.54-mile radius, an array of nursery, primary, and secondary schools await, all boasting favourable Ofsted ratings ranging from good to outstanding

#### Tenure & Council Tax

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

#### Hallway

Double glazed door to front aspect.

#### Reception One

10'11" x 11'7" (3.33 x 3.54)

Double glazed bay window to front aspect, textured and coved ceiling, carpeted flooring and power points.

#### Reception Two

10'7" x 11'11" (3.25 x 3.65)

Double glazed window to back aspect, textured and coved ceiling, carpeted flooring and power points.

#### WC

3'5" x 3'8" (1.05 x 1.14)

Window to rear aspect, tiled walls and flooring, sink with mixer tap, low flush w/c.

#### Kitchen

10'9" x 14'11" (3.30 x 4.57)

Double glazed door and windows to side and rear aspect, laminate flooring, sink with drainer unit, cooker with electric oven and gas hob, space for washing machine and fridge freezer, power points.

#### Utility Room

8'3" x 10'0" (2.54 x 3.07)

#### First Floor Landing

#### First Floor Bathroom

6'2" x 6'11" (1.90 x 2.13)

Double glazed window to side aspect, tiled walls and flooring, hand wash basin with mixer tap, bath with shower attachment and low level flush w/c.

#### Bedroom One

11'3" x 11'11" (3.45 x 3.65)

Double glazed window to side aspect, carpeted flooring, built in wardrobe and power points.

#### Bedroom Two

11'3" x 11'6" (3.45 x 3.53)

Double glazed bay window to front aspect, carpeted flooring, fitted wardrobe and power points.

#### Bedroom Three

6'5" x 11'11" (1.96 x 3.65)

Double glazed window to side aspect, carpeted flooring and power points.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 104.4 sq.m. (1124 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the Reception contained here, measurements of floors, rooms, spaces and fixtures are approximate and responsibility is taken 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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