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Woodend Road, London, E17 4JS
Offers In Excess Of £480,000

Kings Group are pleased to welcome you to this charming mid-terrace house located on Woodend Road. This delightful property boasts a generous 990 sq ft of living space, perfect for a family looking to settle down in a cozy yet spacious home.

With three bedrooms, there is ample space for a growing family or for those who enjoy having a guest room or a home office.

The property features not just one, but two reception rooms, providing flexibility in how you choose to utilise the space. Whether you fancy a formal sitting area or a casual family room, this house has you covered.

One of the highlights of this property is its private garden. Imagine enjoying a cup of tea in the morning or hosting a barbecue with friends and family in your own outdoor oasis.

Conveniently located within walking distance to Wood Street station, commuting to work or exploring the city couldn't be easier. And with the added bonus of being chain-free, you can move into your new home seamlessly without any delays.

Don't miss out on the opportunity to own this lovely house on Woodend Road. Book a viewing today and envision the endless possibilities this property has to offer.

Locality

Situated on Woodend Road the property gives a wealth of opportunities when it comes to exploring everything Walthamstow has to offer. The famous and alluring Lloyds Park is walking distance away, here 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 can take a short four minute walk to the Waltham Forest Feel Good Centre which is one of the biggest facilities of its kind in London and offers a vast range of activities. From swimming and diving in the 25m indoor swimming pool with 3m diving boards to fitness workouts in our state-of-the-art, 170 station gym and a range of high and low intensity fitness classes - there are plenty of ways to get involved. Families will be kept busy too, with a host of fun activities in their trampoline park, soft play and clip 'n climb, to a huge selection of lessons and courses for all ages - including swimming, gymnastics, football, dance and tennis.

You also have essential amenities just a stone's throw away, the Chingford Road food centre, Monoux coffee house & the dog and duck are all easily accessible and provide the ideal local conveniences that you could ever ask for. Transportation links are also in huge supply, bus stops are all walking distance from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are a short 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 catchment and offer a good to outstanding Ofsted rating.

Council Tax & Tenure

Tenure: Freehold
Council Tax Band: C
Annual Council Tax Estimate: £1,932 pa

Hallway

Door to front aspect, stairs to first floor landing, single radiator and carpeted flooring.

Ground Floor Bathroom

5'6" x 6'10" (1.70 x 2.09)

Two double glazed windows to rear aspect, tiled walls and flooring, single radiator, panel enclosed bath with shower attachment, hand wash basin with mixer tap and low level flush w/c.

Reception One

10'9" x 11'3" (3.30 x 3.45)

Double glazed bay window to front aspect, double radiator, carpeted flooring, phone and TV aerial point, power points.

Reception Two

8'10" x 11'10" (2.70 x 3.62)

Double glazed door to rear aspect, double radiator, carpeted flooring and power points.

Kitchen

8'9" x 9'1" (2.68 x 2.79)

Double glazed window to side aspect, laminate flooring, walls with tiled splash backs, integrated cooker with electric oven and gas hob, extractor with hood, sink with drainer unit, space for fridge freezer, power points and combination boiler.

First Floor Landing

8'2" x 8'11" (2.49 x 2.73)

Double glazed window to rear aspect, loft access and carpeted flooring.

Bedroom One plus Bedroom Three

14'3" x 18'4" (4.35 x 5.60)

Double glazed windows to front aspect, carpeted flooring, single radiators and power points.

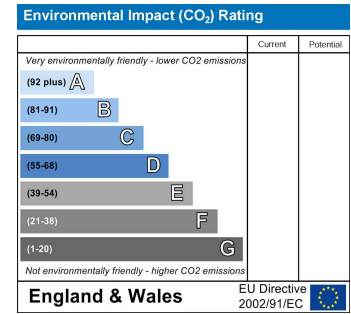
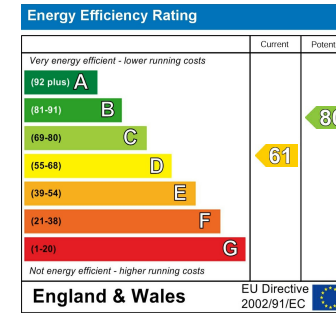
Bedroom Two

8'2" x 8'11" (2.50 x 2.73)

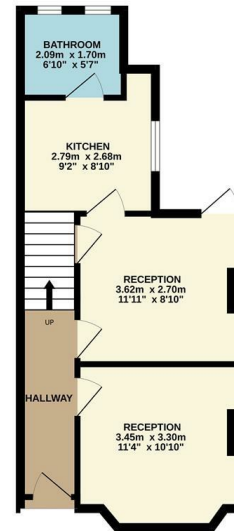
Double glazed window to rear aspect, carpeted flooring, single radiators and power points.

Garden

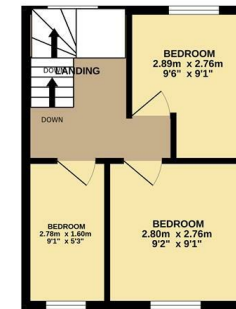
15'7" x 32'8" (4.76 x 9.97)



GROUND FLOOR
55.0 sq.m. (592 sq.ft.) approx.



1ST FLOOR
37.0 sq.m. (398 sq.ft.) approx.



TOTAL FLOOR AREA: 92.0 sq.m. (990 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, boundaries, areas and any other areas are approximate and no responsibility is taken for any error.
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