



Oakfield Road, E17 5RW  
London





King  
GROU

# Oakfield Road, E17 5RW

Kings Group are delighted to Welcome you to this charming property located on Oakfield Road in Walthamstow! This delightful house boasts three cosy bedrooms, perfect for a growing family or those in need of extra space. The property features a lovely through lounge, ideal for entertaining guests or simply relaxing with your loved ones.

One of the standout features of this property is the 30ft rear garden, offering a tranquil outdoor space where you can enjoy the fresh air and perhaps even cultivate your own little garden oasis. Imagine sipping your morning coffee or hosting a summer barbecue in this inviting outdoor area!

For those with a keen eye for potential, this property offers the exciting opportunity to extend, subject to the necessary planning permissions. This means you can truly make this house your own and tailor it to suit your specific needs and desires.

Conveniently located close to the tube, this property provides easy access to transportation links, making your daily commute or weekend outings a breeze. Whether you're heading into the city for work or exploring all that London has to offer, this location is sure to suit your needs.

Don't miss out on the chance to own this wonderful house with great potential. Book a viewing today and envision the possibilities that this property holds for you!

£650,000



- Three Bedroom
- Fitted Kitchen
- 30 Ft Rear Garden

#### Locality

Situated on the Oakfield Road. A short four minute walk from the property and you will discover the splendour and horticultural delights of Higham Hill Park, where you can take advantage of tennis courts, basketball courts, a children's play area as well as a community café. The newly refurbished Cheney Row Park which reopened in May 2019 is also only a brisk 13 minute walk away or a quick 4 minute bike ride and the park benefits from nature-themed play area for children, an outdoor amphitheatre, enhanced natural areas for plants and wildlife as well as a lot more. If you are looking to venture slightly further out then you are a 15 minute walk or 6 minute bike ride to London's largest nature reserve, the 500 acre Green Flag award-winning Walthamstow Wetlands where you can enjoy walking trails, bike rides and take in the picturesque scenery. You also have essential amenities just a stone's throw away, the Higham Hill Road Co-op & post office are only a short walk for your front door and you can enjoy a great Sunday roast at the tavern on the hill or revel in a great Chinese takeaway from Phoenix located on Higham Hill Road. Transportation links are also in huge supply, 5 bus stops are all under 0.24 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are 1.04 miles and 0.67 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 0.39 mile catchment and offer a good to outstanding Ofsted rating.

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

- Through Lounge
- Potential To Extend STPP
- Catchment Area For Local Schools

#### Reception 13'5" x 23'7" (4.10 x 7.20)

Double glazed windows to front and rear aspect, spotlights, double radiator, hard wood walnut flooring, TV aerial pint and power points.

#### Kitchen 7'10" x 9'2" (2.40 x 2.80)

Double glazed window to side aspect, tiled flooring, range of base & wall units with roll top work surfaces, integrated cooker with gas hob, extractor fan, sink with drainer unit, space for fridge freezer and dishwasher, plumbing for washing machine, power points.

#### Bathroom 7'6" x 8'0" (2.30 x 2.45)

Double glazed window to rear aspect, heated towel radiators, tiled flooring, extractor fan, panel enclosed bath with thermostatically controlled shower, hand wash basin with mixer tap and pedestal, low level flush w/c.

#### Bedroom One 10'9" x 13'5" (3.30 x 4.10)

Double glazed window to aspect aspect, ceiling with Centre rose, double radiator, carpeted flooring and power points.

#### Bedroom Two 8'6" x 10'9" (2.60 x 3.30)

Double glazed window to rear aspect, ceiling with Centre rose, single radiator, carpeted flooring and power points.

#### Bedroom Three 8'2" x 9'2" (2.50 x 2.80)

Double glazed window to rear aspect, ceiling with Centre rose, single radiator, carpeted flooring and power points.

#### Garden 14'9" x 24'3" (4.50 x 7.40)





king  
GROU



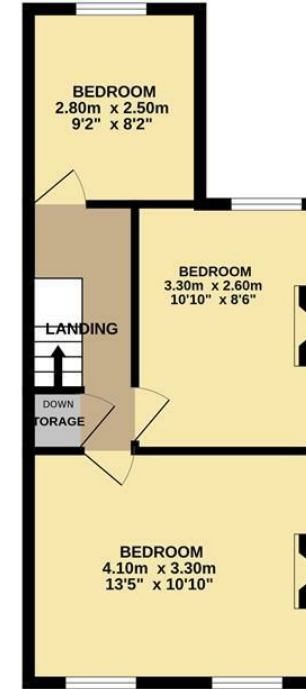
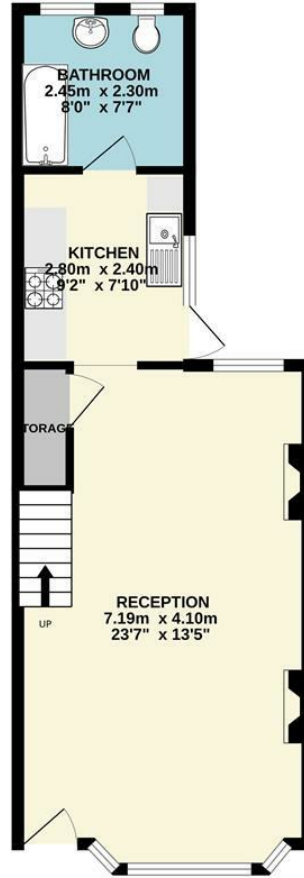


| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 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)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |

GROUND FLOOR  
41.0 sq.m. (442 sq.ft.) approx.

1ST FLOOR  
34.5 sq.m. (371 sq.ft.) approx.



TOTAL FLOOR AREA : 79.0 sq.m. (850 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.  
Made with Metropix ©2024

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

248 Hoe Street, Walthamstow, London, E17 3AX

T: 020 8521 1122

E:

www.kings-group.net

