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Woodlands Road, London, E17 3LD  
Offers In The Region Of £600,000

Kings Group are delighted to welcome you to this charming property located on Woodlands Road in the sought-after Wood Street area of Walthamstow. This delightful house boasts three bedrooms, offering ample space for a growing family or those who enjoy having guests over.

One of the standout features of this property is that it is chain-free, providing you with a hassle-free buying experience. The location on Woodlands Road is simply superb, with its peaceful surroundings and easy access to all the amenities that Wood Street has to offer.

For those with a keen eye for potential, this property also presents an exciting opportunity to extend, subject to obtaining the necessary planning permissions. Imagine the possibilities of creating your dream home with additional living space tailored to your needs.

Don't miss out on the chance to own a property in this desirable location with the flexibility to make it your own. Contact us today to arrange a viewing and start envisioning the endless possibilities that this house on Woodlands Road has to offer.

#### Location

Situated on Woodlands Road. 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: Freehold  
Council Tax Band: C  
Annual Council Tax Estimate: £1,932

#### Hallway

11'10" x 9'10" (3.29m x 4'11" (3.61m x 3.10m x 1.52m)

Stairs to first floor landing, ceiling with Centre ceiling rose, walls with picture rail, double radiator, laminate flooring, smoke alarm and power points.

#### Ground Floor Bathroom

8'5" x 5'6" x 8'0" (2.58m x 1.69m x 2.46m x 1.25m)

Double glazed opaque window to rear aspect, part tiled walls and tiled flooring, extractor fan, shower room with shower attachment and thermostatically controlled shower cubicle, two radiators, hand wash basin with pedestal and low level flush w/c.

#### Reception

26'8" x 10'11" (8.13m x 3.34m)

Double glazed bay window to front aspect and window to rear aspect, double radiator, laminate flooring, tiled surrounded fireplace, stone over mantelpiece, TV aerial point and power points.

#### Kitchen

8'5" x 8'7" (2.57m x 2.64m)

Double glazed window to side aspect, laminate flooring, laminate flooring and tiled walls, range of base & wall units with roll top work surfaces, integrated cooker with electric hob and oven, chimney style extractor, sink with drainer unit, space for fridge freezer, plumbing for washing machine, power points and door leading to garden.

#### First Floor Landing

11'10" x 4'11" (3.61m x 1.52m)

Carpeted flooring and power points.

#### Bedroom One

14'6" x 14'5" x 11'6" (4.42m x 4.41m x 3.51m)

Two double glazed window to front aspect, single radiator, carpeted flooring and power points.

#### Bedroom Two

11'5" x 9'1" x 8'0" (3.49m x 2.77m x 2.46m)

Two double glazed window to rear aspect, double radiator, carpeted flooring and power points.

#### Bedroom Three

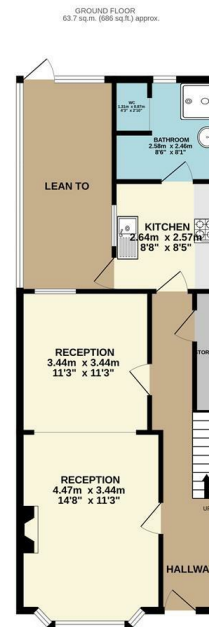
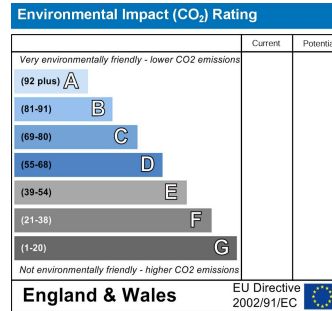
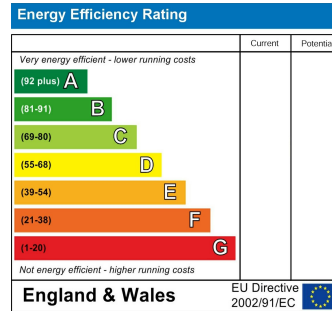
7'5" x 8'10" (2.27m x 2.70m)

Two double glazed window to rear aspect, double radiator, carpeted flooring and power points.

#### En Suite

5'4" x 3'10" (1.63m x 1.18m)

Tiled walls and flooring, extractor fan, hand wash with vanity unit under, low level w/c.



TOTAL FLOOR AREA: 107.7 sq.m. (1160 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, walls, ceilings and any other items are approximate and are intended to assist in the general impression of the property. The actual measurements may vary slightly from those shown on the floorplans. The floorplans are not intended to be used as a basis for any legal proceedings. The floorplans are not intended to be used as a basis for any legal proceedings. The floorplans are not intended to be used as a basis for any legal proceedings.  
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