



www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Norton Road, London, E10 7LQ
Offers In Excess Of £650,000

Guide price £650,000-£675,000

Kings group are delighted to welcome you to Norton Road, a charming period property with great potential! This delightful house boasts two reception room, three bedrooms, and a well-appointed bathroom. The property features a through lounge, perfect for entertaining guests or relaxing with family.

Situated in a sought-after location, this house offers the opportunity to extend, subject to the necessary planning permissions. The extended kitchen provides ample space for culinary enthusiasts to create delicious meals and host gatherings.

Don't miss out on the chance to own this lovely property with character and the potential to tailor it to your needs. Contact us today to arrange a viewing and envision the possibilities that this house on Norton Road can offer you.

Locality

Enjoying this prized location gives you a wealth of options when it comes to indulging in everything Leyton has to offer. A brisk twenty minute walk or a short seven minute bike ride and you will be in the centre of the famous Walthamstow village which is one of the most charming and oldest villages in London (the original settlement dates back to 1086), Walthamstow Village is a little slice of country life in London and renowned for its local produce shops and historic buildings. When it comes to amenities, the surrounding Bakers Arms location in E10 enriches the lifestyle of its residents. A vibrant and diverse community, it's teeming with amenities, including local shops, cafes, and restaurants. Public transport is also easily accessible right from your door step, with bus stops at Lea Bridge Road as well as bus stops at Markhouse Road & Shortlands Road both. Underground and over ground stations such as Walthamstow Central & Queens Road while national rail stations including Lea Bridge Road are under 1 mile from the property. Finally the property gives access to a bounty of nursery, primary and secondary schools all within walking distance. Low Hall Nursery, South Grove Primary and Kelmscott Secondary schools are all under all walking distance from your front door and offer both good and outstanding Ofsted ratings.

Tenure & Council Tax

Tenure & Council Tax

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

Porch
2'0" x 4'2" (0.63 x 1.28)
Double glazed door to front aspect.

Hallway
4'2" x 14'2" (1.28 x 4.32)
Door to front aspect, under stairs storage cupboard, coved and textured ceiling, double radiator, laminate flooring and smoke alarm.

Reception One
11'6" x 14'9" (3.51 x 4.50)
Double glazed Bay window to front aspect, coved ceiling with Centre ceiling rose, double radiator, carpeted flooring, phone and TV aerial point, power points.

Reception Two
11'6" x 11'4" (3.51 x 3.46)
Single glazed door leading to kitchen, carpeted flooring, coved ceiling, double radiator and power points.

Kitchen
9'6" x 15'8" (2.92 x 4.78)
Double glazed window to to rear aspect and door leading to garden., single radiator, tiled flooring and walls with splash backs, range of base & wall units with roll top granite effect work surfaces, freestanding cooker with gas hob and electric oven, extractor with hood, sink with drainer unit, plumbing for washing machine, space for washing machine, spotlights and power points.

W C
3'2" x 3'4" (0.99 x 1.03)
Double glazed window to rear aspect, tiled flooring and walls, hand wash basin with mixer tap, low level flush w/c.

First Floor Landing
5'5" x 8'5" (1.67 x 2.57)
Carpeted flooring and power points.

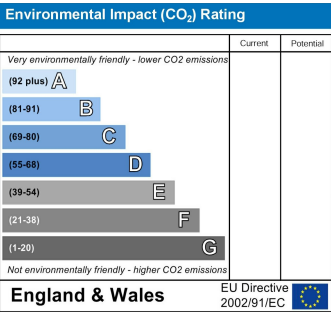
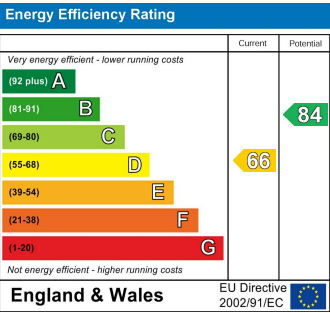
Bedroom One
8'7" x 14'2" (2.64 x 4.32)
Double glazed Bay window to front aspect, double radiator, carpeted flooring, build in storage cupboard and power points.

Bedroom Two
8'7" x 11'2" (2.64 x 3.41)
Double glazed window to rear aspect, double radiator, carpeted flooring, build in storage cupboard and power points.

Bedroom Three
5'6" x 7'2" (1.68 x 2.19)
Double glazed window to front aspect, single radiator, carpeted flooring and power points.

Bathroom
5'6" x 8'3" (1.69 x 2.53)
Double glazed window to rear aspect, laminate flooring, part tiled walls, corner bath with mixer tap and shower attachment, hand wash basin with mixer tap, low level flush w/c and wall hung with concealed cistern.

Garden
Concrete paving.



TOTAL FLOOR AREA: 94.4 sq.m. (1016 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, windows, doors and any other items are approximate and no responsibility is taken for any errors or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac ©2024

