



www.kings-group.net

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Walpole Road, London, E17 6PS
Offers In The Region Of £625,000

Kings Group Walthamstow Welcome you to this charming property located on Walpole Road in Walthamstow! This delightful house boasts one reception room, three bedrooms, and a bathroom, offering ample space for comfortable living.

Situated in a sought-after area, this property presents a fantastic opportunity for those looking to settle in a vibrant community. With the convenience of being chain-free, you can make this house your home without any delays or complications.

The potential to extend, subject to planning permission, opens up a world of possibilities for personalizing and expanding this already lovely home. Imagine creating your dream space right here in the heart of Walthamstow!

With two double bedrooms, this property is perfect for families, house shares, or those in need of a guest room or home office. The proximity to local train stations ensures easy access to transportation, making your daily commute or weekend outings a breeze.

Don't miss out on the chance to own a piece of this desirable neighborhood. Embrace the opportunity to transform this house into your ideal living space. Book a viewing today and envision the endless possibilities that this property on Walpole Road has to offer!



Tenure & Council Tax

Tenure: Freehold

Council Tax Band: C

Annual Council Tax Estimate: £1,932

Entrance Hall

2'11" x 18'7" (0.90 x 5.68)

Reception

12'4" x 13'4" (3.76 x 4.07)

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

Dining Room

11'0" x 10'11" (3.37 x 3.34)

Double glazed bay window to rear aspect, coved and textured ceiling, double radiator, carpeted flooring, phone and TV aerial point, power points and under stairs cupboard.

Kitchen

8'8" x 11'9" (2.65 x 3.60)

Double glazed windows to side and rear aspect, double radiator, tiled flooring and walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with gas hob and electric oven, integrated extractor with hood, space for fridge freezer, plumbing for washing machine, double glazed patio door leading to garden, power points and combination boiler.

First Floor Landing

5'0" x 11'7" (1.54 x 3.55)

Loft access and carpeted flooring.

First Floor Bathroom

8'11" x 11'2" (2.73 x 3.42)

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

Bedroom One

11'4" x 13'11" (3.46 x 4.26)

Double glazed windows to front aspect, coved ceiling, carpeted flooring, double radiator, and power points.

Bedroom Two

8'6" x 11'0" (2.60 x 3.36)

Double glazed window to rear aspect, coved ceiling, carpeted flooring, double radiator, and power points.

Garden

14'9" x 55'2"+4'6" x 12'1" (4.52 x 16.84+1.39 x 3.70)

Mainly laid to lawn, fence panels, concrete paving and water tap.

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	

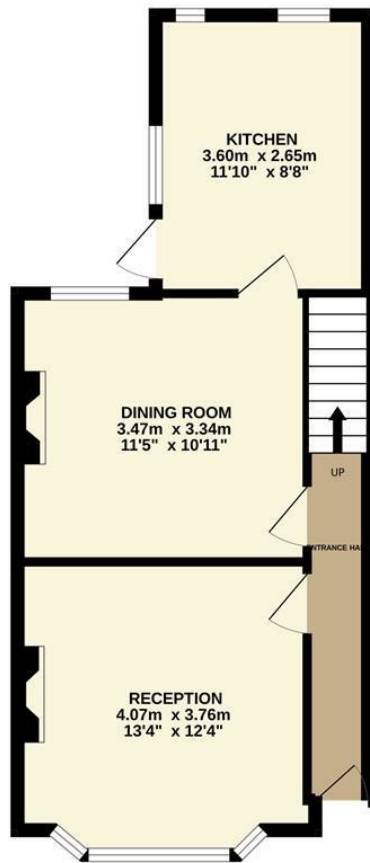
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



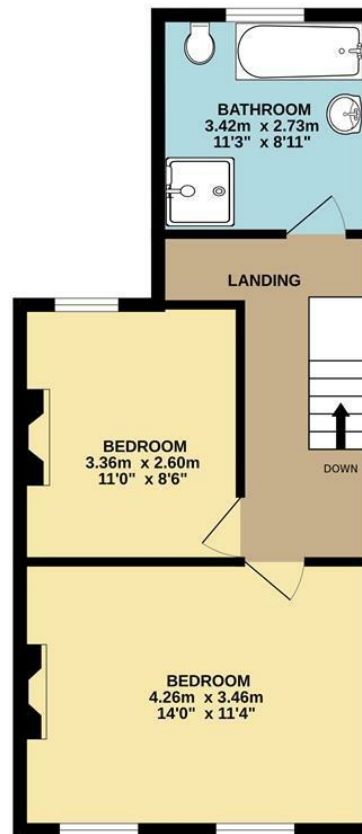


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GROUND FLOOR
38.0 sq.m. (409 sq.ft.) approx.



1ST FLOOR
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA: 73.0 sq.m. (786 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.
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