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248 Hoe Street
Walthamstow E17 3AX
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Liverpool Road, London, E10 6DN
£750,000

Nestled on the charming Liverpool Road in London, this exquisite terraced house presents a wonderful opportunity for those seeking a stylish and comfortable home. With its period features and immaculate condition, this property beautifully combines classic charm with modern living.

The house boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with family. There are three well-proportioned bedrooms, providing ample space for relaxation and rest. The two bathrooms are thoughtfully designed, ensuring convenience for both residents and visitors alike.

One of the standout features of this property is the delightful south-facing garden, which invites an abundance of natural light and offers a serene outdoor space for gardening, al fresco dining, or simply unwinding in the sun. Additionally, the loft room adds versatility to the home, making it an ideal space for a study, playroom, or guest accommodation.

Conveniently located close to the tube, this property ensures easy access to the vibrant city of London, making commuting a breeze. Whether you are a family looking for a new home or a professional seeking a stylish retreat, this terraced house on Liverpool Road is sure to impress. Don't miss the chance to make this splendid property your own.

Locality

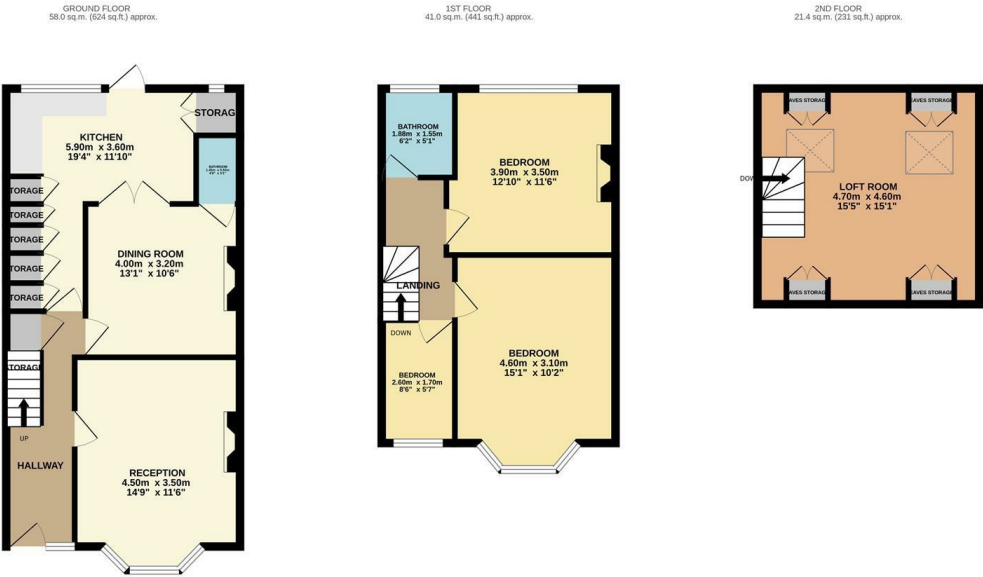
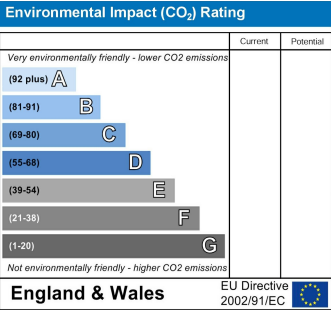
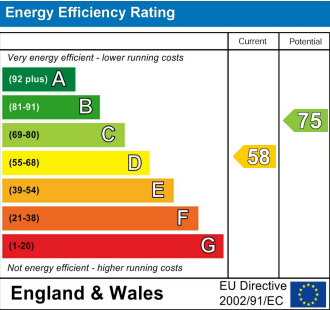
Situated on the gorgeous tree-lined street of Liverpool Road, your new property has access to an abundance of locational benefits. The property is ideally located being within walking distance to both Hollow Ponds & Snaresbrook underground station. Hollow Ponds is a beautiful part of Epping Forest and what better way to explore it than by hiring a boat and discovering the delights of the wildlife, surrounding shores and the encompassing ancient woodland of Epping Forest. Once you have finished exploring Epping Forest you can take a short six minute walk to Wood Street shopping parade where you will discover an array of enterprising independent businesses that will be sure to cater for all your wants and needs. A brief nine minute walk or two minute bike ride and you will find yourself in 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, Concentrated around Orford Road, Walthamstow Village is the perfect place to explore on an afternoon walk, and combine with some treats and tipples. From delicious delis to tasty tapas and breweries offering beer at the source, Walthamstow Village is a veritable feast of gourmet goodness and fine foodie fare. Transportation links are also in huge supply, 5 bus stops are all under 0.11 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Snaresbrook stations are a short walk from the property from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within the catchment area and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: D
Annual Council Tax Estimate: £2,174

- Hallway
5'1" x 16'4" (1.55 x 4.98)
- Reception
11'5" x 14'9" (3.50 x 4.50)
- Kitchen
11'9" x 19'4" (3.60 x 5.90)
- Bathroom
- Utility
- First Floor Landing
- Bedroom One
10'2" x 15'1" (3.10 x 4.60)
- Bedroom Two
11'5" x 12'9" (3.50 x 3.90)
- Bedroom Three
5'6" x 8'10" (1.70 x 2.70)
- Bathroom
- Second Floor Landing
- Loft Room
15'1" x 15'5" (4.60 x 4.70)

- Workshop
5'6" x 16'4" (1.70 x 5.00)
- Garden
17'8" x 36'8" (5.40 x 11.20)



TOTAL FLOOR AREA: 120.4 sq.m. (1296 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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