



Kitchener Road, E17 4LJ
Walthamstow





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Nestled on the desirable Kitchener Road in Walthamstow, this charming extended house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The house boasts two modern bathrooms, ensuring convenience for all residents. The thoughtful extension enhance the living space, providing a versatile area that can be tailored to your needs, whether it be a playroom, home office, or additional lounge.

One of the standout features of this property is its chain-free status, allowing for a smooth and efficient purchase process. Additionally, Kitchener Road Park is directly opposite the house and is the perfect haven for all age groups to enjoy as well as dog walkers and joggers alike. The ease of access to the A406 makes commuting and travel straightforward, connecting you to the wider London area and beyond.

This home is not just a property; it is a canvas for your future. With its prime location in Walthamstow, you will find yourself surrounded by a vibrant community, with local amenities such as shops, eateries, Sainsburys, parks, and excellent transport links all within easy reach. This is a wonderful opportunity to secure a delightful family home in a sought-after area. Do not miss the chance to make this house your own

Offers In Excess Of £750,000



- **Lloyd Park Location**
- **Extended**
- **Chain Free**

Situated on the gorgeous tree-lined street of Kitchener gives a wealth of opportunities when it comes to exploring everything Walthamstow has to offer. Opposite the property you have the entrance to the wonderful Kitchener Road park. The famous and alluring Lloyds Park is easily accessed just a short eight minute walk away and here 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 can take a short nine minute walk to the Waltham Forest Feel Good Centre which is one of the biggest facilities of its kind in London and offers a vast range of activities. From swimming and diving in the 25m indoor swimming pool with 3m diving boards to fitness workouts in our state-of-the-art, 170 station gym and a range of high and low intensity fitness classes - there are plenty of ways to get involved. Families will be kept busy too, with a host of fun activities in their trampoline park, soft play and clip 'n climb, to a huge selection of lessons and courses for all ages - including swimming, gymnastics, football, dance and tennis. And if you're looking to just relax and unwind, their thermal spa, massage and body treatments at Spa Experience by Better are only a booking away. You also have essential amenities just a stone's throw away, the Chingford Road Food Centre, Monoux Coffee House & The Dog and Duck are all easy accessible and provide the ideal local conveniences that you could ever ask for.

Transportation links are also in huge supply, 5 bus stops are all under 0.25 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Wood Street stations are 1.6 miles and 1.4 miles from the

- **Three Bedrooms**
- **Council Tax Band - C**
- **Loft Room**

property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.68 mile catchment and offer a good to outstanding Ofsted rating

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

Porch

Hallway

Reception 14'9" x 22'11" (4.50 x 7.00)

Kitchen 9'3" x 15'1" (2.83 x 4.62)

Shower Room 7'11" x 11'11" (2.42 x 3.64)

Conservatory 11'1" x 18'9" (3.40 x 5.74)

First Floor Landing

Bedroom One 11'3" x 14'10" (3.43 x 4.53)

Bedroom Three 9'6" x 11'3" (2.92 x 3.44)

Bedroom Four 9'6" x 9'10" (2.90 x 3.00)

First Floor Bathroom 5'10" x 9'7" (1.80 x 2.94)

Second Floor Landing

Loft Room/Bedroom Two 11'0" x 14'1" (3.36 x 4.30)



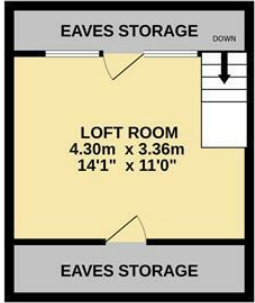
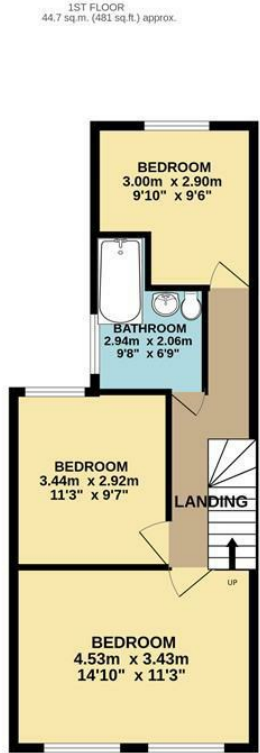
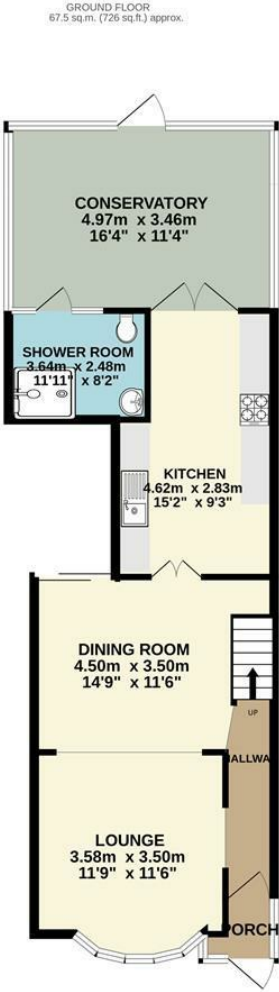




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(29-54) E			(29-54) E		
(21-28) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 140.0 sq.m. (1507 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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