



Woodend Road, E17 4JS
London





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Kings Group are delighted to present this three bedroom period property nestled on the charming Woodend Road in Walthamstow, this delightful period house offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house features a well-appointed bathroom, ensuring comfort and convenience for all residents. One of the standout features of this property is the private rear garden, a tranquil oasis where you can unwind, host summer barbecues, or cultivate your own garden sanctuary.

Situated conveniently close to Wood Street Station, commuting into central London is a breeze, making this location highly desirable for professionals and families alike. Additionally, there is potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific needs and preferences.

This charming house on Woodend Road presents an excellent opportunity for those looking to invest in a property with character, space, and potential in a vibrant London neighbourhood. Don't miss the chance to make this lovely house your new home.

Offers In The Region Of £650,000



- **Period Property**
- **Close To Wood Street Station**
- **Open Plan Reception Room**

Locality

Situated on Woodend Road the property gives a wealth of opportunities when it comes to exploring everything Walthamstow has to offer. The famous and alluring Lloyds Park is walking distance away, 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 four 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.

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, bus stops are all walking distance from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are a short distance 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 catchment and offer a good to outstanding Ofsted rating.

Council Tax & Tenure

Tenure: Freehold
Council Tax Band: D
Annual Council Tax Estimate: £2,174
Flood Risk: Rivers & Seas-No Risk , Surface Water-Medium

Hallway 5'8" x 15'7" (1.73 x 4.75)

Under stairs storage cupboard, Double glazed opaque window to front aspect and carpeted flooring.

- **Three Bedrooms**
- **Private Rear Garden**
- **Potential To Extend STPP**

Reception 11'2" x 26'5" (3.41 x 8.06)

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

Dinning Room 7'2" x 9'6" (2.20 x 2.91)

Double glazed window to rear aspect, textured ceiling, double radiator, carpeted flooring, door leading to garden and power points.

Kitchen 6'11" x 17'3" (2.13 x 5.28)

Double glazed window to rear aspect, single radiator, Lino flooring, walls with tiled splash backs, range of base & wall units with roll top work surfaces, space for cooker with gas hob and electric oven, sink with double drainer unit, space for fridge freezer, plumbing for washing machine, door leading to garden and power points.

First Floor Landing 6'5" x 8'2" (1.98 x 2.50)

Open balustrading and carpeted flooring.

First Floor Bathroom 6'5" x 7'7" (1.96 x 2.33)

Double glazed window to rear aspect, part tiled walls, double radiator, carpeted flooring, shower cubicle with electric shower, hand wash basin with mixer tap and low level flush w/c.

Bedroom One 11'1" x 14'11" (3.39 x 4.55)

Double glazed bay window to front aspect, double radiator, carpeted flooring and power points.

Bedroom Two 10'6" x 12'6" (3.22 x 3.82)

Double glazed window to rear aspect, single radiator, carpeted flooring and power points.

Bedroom Three 5'11" x 8'1" (1.81 x 2.47)

Double glazed window to front aspect, ceiling with centre ceiling rose, single radiator, carpeted flooring and power points.







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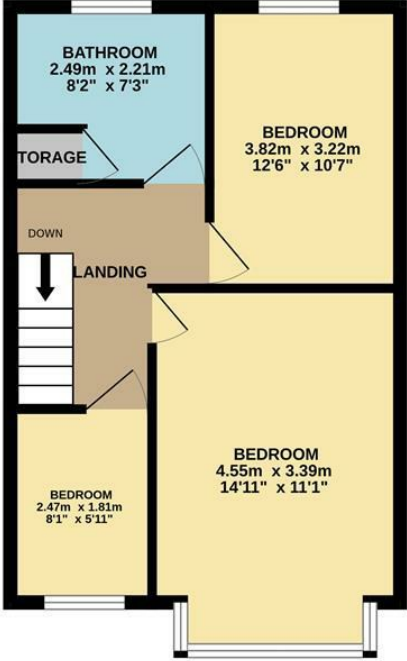
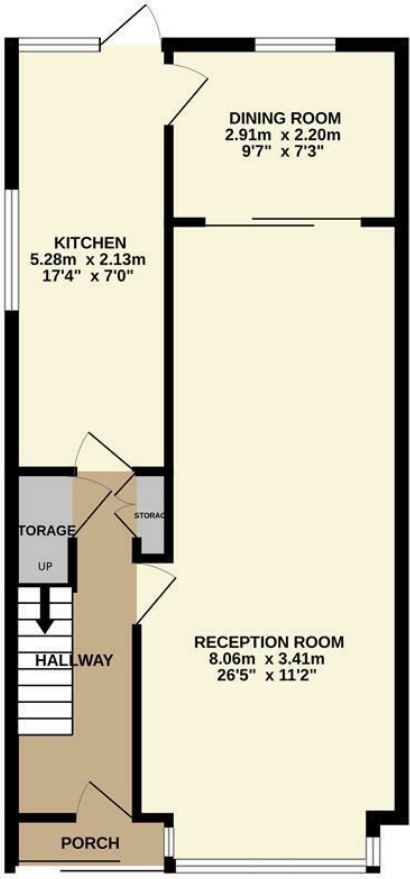
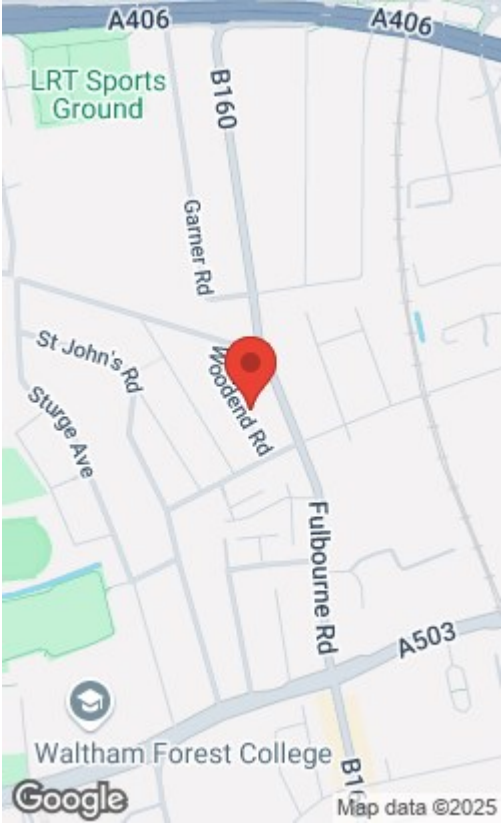


Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		

GROUND FLOOR
49.7 sq.m. (535 sq.ft.) approx.

1ST FLOOR
37.6 sq.m. (405 sq.ft.) approx.



TOTAL FLOOR AREA: 87.4 sq.m. (941 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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