

www.kings-group.net

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

Chingford Road, London, E17 4PL
Offers In Excess Of £600,000

Kings Group are delighted to present this two bedroom house nestled on Chingford Road in the vibrant area of Walthamstow, this charming mid-terrace house offers a delightful blend of period features and modern living. Built in the 1900's, the property has been meticulously maintained and is presented in immaculate condition, making it an ideal choice for those seeking a home that is ready to move into.

Spanning approximately 1019 square feet, the house boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is conveniently located to serve the household's needs.

One of the standout features of this property is its prime location. Situated within walking distance to the tube station, residents will benefit from excellent transport links, making commuting to central London a breeze. The lively atmosphere of Walthamstow Central is just a stone's throw away, offering a plethora of shops, cafes, and local amenities to explore.

This property is chain-free, allowing for a smooth and efficient purchase process. With its combination of character, convenience, and contemporary living, this house on Chingford Road presents a wonderful opportunity for first-time buyers, young families, or investors looking to add to their portfolio. Do not miss the chance to make this delightful home your own.

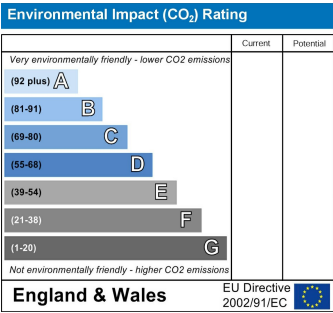
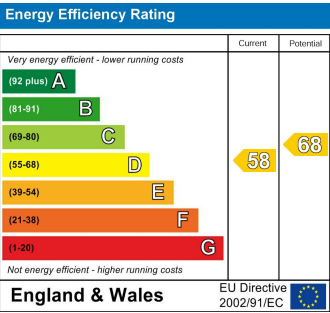
Location

Nestled along the charming tree-lined Chingford Road, this locale presents a plethora of opportunities to explore the lively offerings of Walthamstow. Just beyond your doorstep lies the entrance to the meticulously maintained lawns of Lloyd Park. Immerse yourself in the outdoors with amenities such as an open-air gym, tennis and basketball courts, outdoor table tennis, and bowling greens. The natural play areas feature climbing logs, sandpits, and skate and scooter parks, ensuring boundless entertainment for children and providing an ideal setting for family picnics and day outings. Situated next to your new residence is the Waltham Forest Feel Good Centre, a substantial facility in London offering a diverse range of activities at affordable prices. Whether you prefer swimming and diving in the 25m indoor pool with 3m diving boards or engaging in fitness workouts at the state-of-the-art, 170-station gym, along with a variety of high and low-intensity fitness classes, there's something for everyone. Heading north from the property takes you to the recently revamped Cheney Row Park, which reopened in May 2019. This park features a nature-themed play area for children, an outdoor amphitheatre, enhanced natural spaces for plants and wildlife, and more. For those seeking a broader outdoor experience, London's largest nature reserve, the 500-acre Green Flag award-winning Walthamstow Wetlands, is just over a mile away. Enjoy walking trails, bike rides, and picturesque scenery. Convenient transportation links are abundant, with five bus stops within 0.2 miles of your front door, providing access to various travel destinations. Walthamstow Central and Blackhorse Road stations, located at 0.8 miles and 1.1 miles from the property respectively, offer both underground and over ground transport options. Finally, the area is well-served by an abundance of nursery, primary, and secondary schools, all within a 0.47-mile catchment area and boasting good to outstanding Ofsted ratings.

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

Entrance Hall
Reception
11'1" x 11'5" (3.40 x 3.50)
Kitchen /Diner
13'1" x 30'6" (4.00 x 9.30)

Utility
Shower Room
First Floor Lanading
First Floor Bathroom
Bedroom One
11'5" x 16'8" (3.50 x 5.10)
Bedroom Two
8'10" x 12'1" (2.70 x 3.70)
Garden
17'4" x 41'0" (5.30 x 12.50)



TOTAL FLOOR AREA: 72.0 sq.m. (775 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is made in their operation or efficiency over the years.

Made with Metaplan 10000

