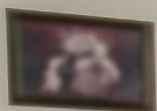




Carlton Road, E17 5RA
London





KIP GROUP

Carlton Road, E17 5RA

Kings Group are delighted to present this home on the charming Carlton Road in Walthamstow, this exquisite period property offers a delightful blend of classic elegance and modern convenience. With three well-proportioned bedrooms, this house is perfect for families or those seeking extra space. The property boasts a spacious reception room, ideal for entertaining guests or enjoying quiet evenings at home.

The modern kitchen is a standout feature, equipped with contemporary appliances and stylish finishes, making it a joy for any home cook. The two bathrooms provide ample facilities for residents and guests alike, ensuring comfort and privacy.

This home is presented in immaculate condition, allowing you to move in with ease and enjoy the surroundings from day one. The location is particularly advantageous, as it is within walking distance to local shops and amenities, providing everything you need for daily life just a stone's throw away.

Whether you are looking for a family home or a stylish retreat in the heart of London, this property on Carlton Road is sure to impress. With its period charm and modern touches, it offers a unique opportunity to experience the best of city living. Don't miss the chance to make this lovely house your new home.

Offers In Excess Of £700,000



- Immaculate Condition
- Two Bathrooms
- Walking Distance To Local Shops And Amenities

Locality

Situated on Carlton Road. A short four minute walk from the property and you will discover the splendour and horticultural delights of Higham Hill Park, where you can take advantage of tennis courts, basketball courts, a children's play area as well as a community café. The newly refurbished Cheney Row Park which reopened in May 2019 is also only a brisk 13 minute walk away or a quick 4 minute bike ride and the park benefits from nature-themed play area for children, an outdoor amphitheatre, enhanced natural areas for plants and wildlife as well as a lot more. If you are looking to venture slightly further out then you are a 15 minute walk or 6 minute bike ride to London's largest nature reserve, the 500 acre Green Flag award-winning Walthamstow Wetlands where you can enjoy walking trails, bike rides and take in the picturesque scenery. You also have essential amenities just a stone's throw away, the Higham Hill Road Co-op & post office are only a short walk for your front door and you can enjoy a great Sunday roast at the tavern on the hill. Transportation links are also in huge supply, 5 bus stops are all under 0.24 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are 1.04 miles and 0.67 miles 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 0.39 mile catchment and offer a good to outstanding Ofsted rating.

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

Porch

- Three Bedrooms
- Modern Kitchen
- Period Property

Reception 13'9" x 24'3" (4.20 x 7.40)

Double glazed windows to the front aspect, double radiator, laminate flooring, power points, phone point.

Kitchen 8'2" x 15'5" (2.50 x 4.70)

Double glazed windows to the rear aspect, part tiled flooring, range of base and wall units with roll top work surfaces, gas hob, integrated electric oven, sink drainer unit, space for washing machine, power points.

First Floor Landing

Bedroom One 10'5" x 11'9" (3.20 x 3.60)

Double glazed windows to the front aspect, double radiator, laminate flooring, wardrobes, power points.

Bedroom Two 8'6" x 10'9" (2.60 x 3.30)

Double glazed windows to the rear aspect, double radiator, laminate flooring, wardrobes, power points.

First Floor Bathroom 8'3" x 10'7" (2.53 x 3.25)

Double glazed windows to the rear aspect, tiled flooring, panel enclosed bath with mixer taps, shower cubicle, hand wash basin with mixer taps.

Second Floor Landing

Bedroom Three 13'5" x 20'11" (4.10 x 6.40)

Double glazed windows to the front and rear aspect, laminate flooring, power points.

Second Floor Bathroom 6'6" x 7'2" (2.00 x 2.20)

Double glazed windows to the rear aspect, shower cubicle, part tiled walls, hand wash basin with vanity unit.

Garden 14'9" x 52'1" (4.50 x 15.90)





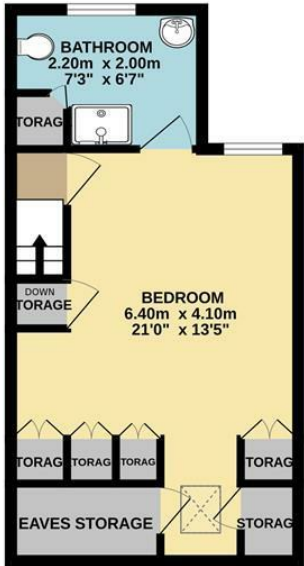
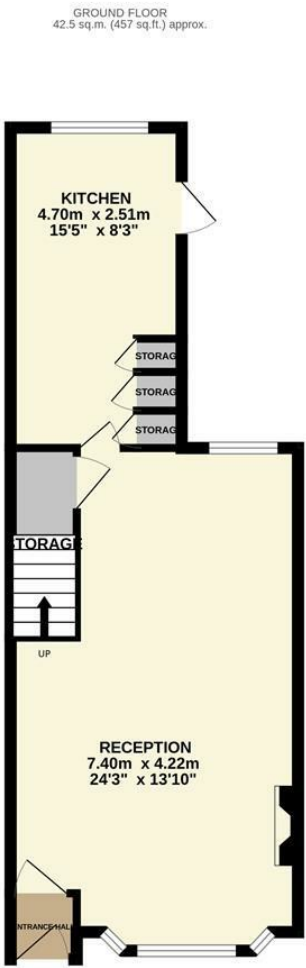
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



TOTAL FLOOR AREA : 111.0 sq.m. (1195 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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