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Chingford Road, London, E17 4PL
Offers In Excess Of £685,000

Alluring, Astonishing & Awe-Inspiring, welcome to the epitome of family living in the heart of Chingford Road, E17! This meticulously maintained 1930's mid-terrace home boasts four generously sized bedrooms, making it the perfect haven for a growing family. The property comes complete with the added convenience of being sold with an onward chain, ensuring a smooth transition for its new owners. The thoughtful design includes a single-storey rear extension and a full dormer loft conversion, providing ample space for everyone to flourish. Three beautifully appointed bathrooms offer a touch of luxury, while the two reception rooms create versatile spaces for both relaxation and entertaining. Step outside and be greeted by charming front and rear gardens, perfect for enjoying the outdoors. Practicality meets modern living with fully double-glazed windows and efficient gas central heating via a combination boiler. Impeccably maintained and in fantastic condition throughout, this residence is a true gem waiting to welcome you home.

Property Showcases

As you approach this four-bedroom mid-terrace 1930's family home on Chingford Road, E17, you are welcomed by a stunning brick-built wall adorned with steel fencing featuring spearhead toppers. The matching steel gate swings open to reveal a fully paved front garden, meticulously completed just 8 months ago. Adding a touch of elegance, an original archway drapes over the modern double-glazed entrance, setting the tone for the character awaiting inside. Upon entering through the front door, you step into a bright and spacious entrance hall, adorned with new laminate flooring that seamlessly flows through the space. The first room accessible from the entrance hall is the large reception room. This inviting space benefits from a sizable bay window, allowing natural light to flood the room, accentuating the matching laminate flooring. Adjacent to the reception room is the second reception, also accessible from the entrance hall. A see-through door leads to the fully fitted kitchen, which boasts integrated appliances, a bespoke splashback, and a chimney-style extractor hood. The kitchen, not only functional but stylish, also provides ample space for a dining table and chairs. A double-glazed door opens up to the rear garden, revealing a fully tiled wet room and a brick-built summer house. The south-facing rear garden is a perfect outdoor haven for entertaining. Ascending the first flight of stairs, you find yourself on a spacious first-floor landing. This landing provides access to three well-sized bedrooms and a fully tiled shower room. A second staircase is accessible from the landing, leading to the second floor. Here, you'll discover the third bathroom, equipped with modern amenities. The large loft bedroom on this floor boasts Velux windows, spotlights, and built-in storage, creating a comfortable and functional space for relaxation. In summary, this 1930's family home on Chingford Road, E17, seamlessly combines modern convenience with the charm of its original features. From the beautifully landscaped front garden to the thoughtfully designed interior spaces and the delightful south-facing rear garden, this property offers a perfect blend of comfort and style for a growing family.

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: £1,724 pa

Entrance Hall

12'9" x 5'3" (3.90 x 1.61)
Stairs to first floor landing, under stairs cupboard, double glazed opaque door and window to front aspect, double radiator and brand new laminate flooring.

Reception Room One

10'10" x 13'3" (3.31 x 4.06)
Double glazed bay window to front aspect, single radiator, laminate flooring and power points.

Reception Room Two

16'7" x 12'5" (5.07 x 3.81)
Double glazed window to rear aspect, two double radiators, laminate flooring, power points and under stairs storage cupboard.

Kitchen

12'0" x 15'9" (3.67 x 4.81)
Double glazed window to rear aspect, Lino flooring, walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and gas hob, bespoke chimney style extractor with hood, sink with drainer unit, space for fridge freezer, plumbing for washing machine, spotlights, double glazed patio door leading to garden, power points and combination boiler.

Ground Floor Bathroom

6'1" x 4'11" (1.86 x 1.50)
Double glazed opaque window to rear aspect, tiled walls and flooring, thermostatically controlled shower, hand wash basin with mixer tap and pedestal, low level flush w/c.

First Floor Landing

5'2" x 8'7" (1.60 x 2.63)
Carpeted flooring, power points and stairs to second floor.

Bedroom One

11'5" x 11'2" (3.50 x 3.41)
Double glazed window to front aspect, double radiator, carpeted flooring, fitted wardrobes and power points.

Bedroom Two

12'0" x 8'10" (3.68 x 2.71)
Double glazed window to rear aspect, carpeted flooring, fitted wardrobes and power points.

Bedroom Three

8'11" x 9'1" (2.74 x 2.79)
Double glazed window to rear aspect, single radiator, carpeted flooring and power points.

First Floor Bathroom

5'4" x 5'2" (1.64 x 1.59)
Double glazed opaque window to front aspect, tiled walls and flooring, heated towel rail radiator, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and pedestal, low level flush w/c.

Second Floor Landing

2'9" x 5'4" (0.84 x 1.63)
Velux skylight, carpeted flooring and power points

Loft Room

13'8" x 20'6" (4.19 x 6.27)
Two double glazed Velux windows to front aspect, double radiator, laminate flooring and power points.

Second Floor Bathroom

5'0" x 5'7" (1.53 x 1.72)
Double glazed opaque window to rear aspect, heated rail radiator, tiled flooring, extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and pedestal, low level flush w/c.



TOTAL FLOOR AREA: 117.0 sq.m. (1260 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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