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Blackhorse Road, London, E17 6NH
Offers In The Region Of £650,000

Kings Group are delighted to welcome to this charming 3-bedroom mid-terrace house located in the sought-after Blackhorse Road. Situated just a stone's throw away from the convenient Blackhorse Road station, this property offers not only a prime location but also a chain-free opportunity for its next owners.

Boasting 2 reception room and 2 bathrooms, this period property presents a wonderful opportunity for those looking to settle in a vibrant community with excellent transport links. The catchment area for local schools adds to the appeal, making it an ideal choice for families.

One of the standout features of this property is the potential it holds for extension, subject to the necessary planning permissions. This means you can truly make this house your own and tailor it to your specific needs and desires.

Don't miss out on the chance to own a piece of this thriving neighbourhood with great connectivity and the promise of future expansion. Book a viewing today and envision the possibilities that this Blackhorse Road gem has to offer.

Locality

Situated on the ever popular Blackhorse Road, your new property has access to an abundance of opportunities when it comes to exploring everything Walthamstow has to offer. Blackhorse Beer Mile, a walking route of some of London's most exciting craft breweries is right on your door step and is currently home to a number of breweries and taprooms — including Wild Card, Signature, Exale and Pillar Brewery's Untraditional Pub. It's a fun place to have a drink, do pub quizzes, eat pizza and all that other beer-adjacent stuff, which will be sure to keep you coming back again and again. If you are looking to venture slightly further out then you are a twelve minute walk or six minute bike ride to London's largest nature reserve, the 500 acre Green Flag award-winning Walthamstow Wetlands is accessible via the Lockwood Way entrance and here 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 Blackhorse Lane Co-op, Armstrong coffee house & Yasar's Kitchen 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 0.14 miles from your front door and offer a vast array of travel locations. Blackhorse Road & St James Street stations are 0.19 miles and 0.69 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 0.36 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 pa

Porch
2'11" x 4'3" (0.91 x 1.32)

Single glazed door to front aspect and carpeted flooring.

Hallway
2'11" x 9'6" (0.91 x 2.92)

Single glazed door to front aspect, coved ceiling, stairs to first floor landing, single radiator and power points.

Ground Floor Bathroom
5'6" x 5'10" (1.69 x 1.78)

Single glazed window to side aspect, tiled walls and flooring, double radiator, panel enclosed bath with mixer tap and shower attachment, hand wash basin and low level flush and wall hung w/c with concealed cistern.

Reception
25'3">23'7" x 11'6" (7.70>7.20 x 3.52)

Double glazed bay windows to front and single glazed window to side aspect, coved ceiling with Centre ceiling rose, single and double radiators, open style fireplace, TV aerial and phone point, power points.

Lobby
2'8" x 4'2" (0.83 x 1.28)

Coved ceiling, tiled flooring, power points and door leading to garden.

Kitchen
6'9">8'5" x 8'3">2'7" (2.07>2.57 x 2.52>0.81)

Single glazed window to rear aspect, tiled flooring and walls with splash backs, range of base & wall units with roll top work surfaces, freestanding cooker gas/electric, sink with drainer unit, space for fridge freezer, plumbing for washing machine and combination boiler.

First Floor Landing
4'10" x 15'11" (1.48 x 4.86)

Carpeted flooring.

First Floor Bathroom
3'6" x 5'9" (1.08 x 1.76)

Single glazed window to rear aspect, coved ceiling, tiled walls and flooring, electric shower, hand wash basin with mixer tap, low level flush and wall hung w/c with concealed cistern.

Bedroom One
14'2">12'7" x 11'5">11'11" (4.32>3.84 x 3.48>3.64)

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

Bedroom Two
11'4" x 8'11">7'8" (3.47 x 2.72>2.34)

Single glazed window to rear aspect, double radiator, original open style fireplace, build in wardrobe and power points.

Bedroom Three
6'10" x 9'2">3'4" (2.10 x 2.81>1.02)

Single glazed window to rear aspect, double radiator, original open style fireplace and power points.

Loft
14'3" x 10'2">16'4" (4.36 x 3.10>5.00)

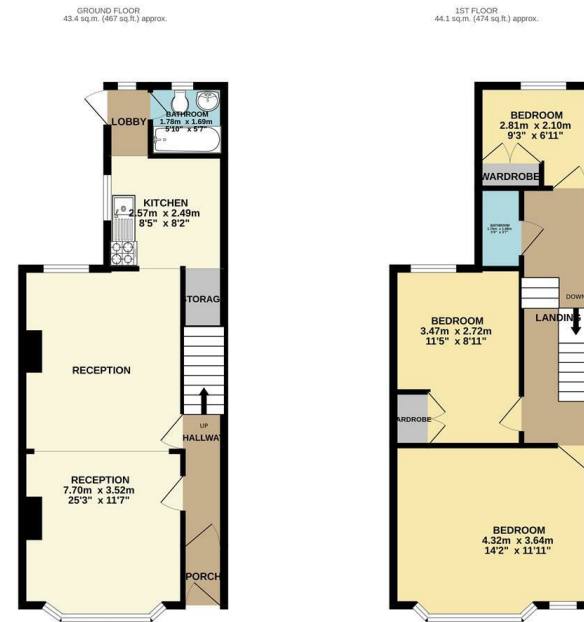
Boarded and insulated, Velux window to rear aspect.

Garden

55'9">41'6" x 14'9" x 4'11" (17.00>12.67 x 4.50 x 1.50)
 Fence panels and concrete paving.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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	



TOTAL FLOOR AREA: 87.5 sq.m. (941 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, doors and any other details are approximate and are not necessarily to scale. The area shown is for information only. The floorplan is not intended to be used as a guide for any prospective purchaser. The layout, fixtures and appliances shown here are not intended to be used as a guide. We warrant only the accuracy of the floorplan. Made with Metreplan (2021)

