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Billet Road, London, E17 5DN

Guide Price £340,000

Nestled on the charming Billet Road in Walthamstow, this delightful split-level maisonette offers a perfect blend of comfort 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 relaxation or entertaining guests.

The maisonette boasts two stylish bathrooms, ensuring convenience for all residents. One of the standout features of this property is the private balcony, where you can enjoy a breath of fresh air and take in the surrounding views, making it an excellent spot for morning coffee or evening relaxation.

Being chain-free, this home presents a hassle-free opportunity for prospective buyers, allowing for a smoother transition into your new abode. The location on Billet Road offers easy access to local amenities, transport links, and green spaces, making it a desirable area for both families and professionals alike.

This maisonette is not just a property; it is a place to create lasting memories. With its appealing features and prime location, it is a must-see for anyone looking to settle in London. Don't miss the chance to make this lovely home your own.

Hallway
16'9">9'1" x 13'1">5'2" (5.11m>2.77m x 3.99m>1.57m)
Double glazed window and door to rear aspect, double radiator, laminate flooring and power points.

Reception
11'9" x 10'2" (3.58m x 3.10m)
Double glazed bay window to front aspect, laminate flooring, double radiator and power points.

Dinning Room
11'8" x 10'2" (3.56m x 3.10m)
Double glazed window to front aspect, laminate flooring, double radiator and power points, double glazed door leading to balcony.

Kitchen
9'4" x 6'5" (2.84m x 1.96m)
Doble glazed window to rear aspect, tiled walls and flooring, integrated cooker with electric oven and gas hob, chimney style extractor with hood, plumbing for washing machine and power points.

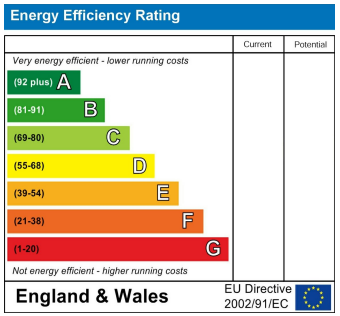
First Floor Landing
6'1" x 4'3" (1.85m x 1.30m)
Carpeted flooring.

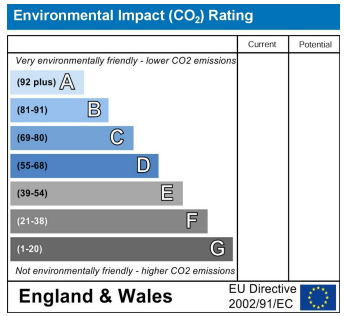
First Floor Bathroom
6'7" x 6'7" (2.02m x 2.01m)
Double glazed window to rear aspect, tiled flooring and walls, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap, low level flush w/c.

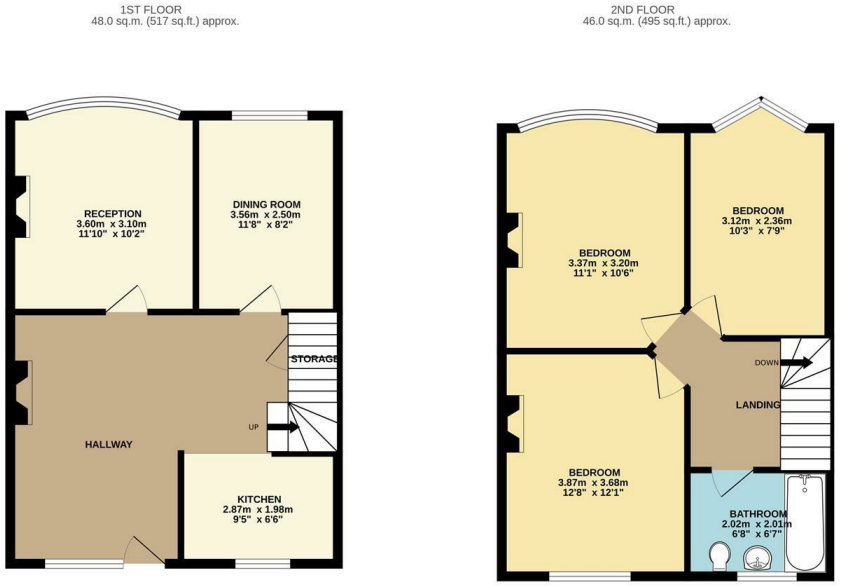
Bedroom One
11'0" x 10'5" (3.35m x 3.18m)
Double glazed bay window to front aspect, laminate flooring, double radiator and power points.

Bedroom Three
10'2" x 7'8" (3.10m x 2.34m)
Double glazed bay window to front aspect, laminate flooring, double radiator and power points.

Bedroom Two
12'7" x 12'0" (3.86 x 3.68)
Double glazed window to rear aspect, laminate flooring, double radiator and power points.







TOTAL FLOOR AREA : 94.0 sq.m. (1012 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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