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Albert Road, London, E17 7PT  
Offers In Excess Of £650,000

Kings Group estate agents are proud to present this lovely three bedroom mid terrace property. The property is being sold on a chain free basis and is located within walking distance to both Walthamstow Central as well as Walthamstow village. You are greeted at the property by a well maintained front garden that gives access to the main front door. The front door opens into a spacious entrance hall that gives access to a large through lounge. The through lounge benefits from a sizeable bay window that not only floods the room with natural light but also gives more floor area to this already generous room. Back into the entrance hall and down the hallway you are presented with an additional reception room. This reception room also benefits from a bay window that once again allows more space and light into the room. A fully fitted kitchen is located to the rear of the property and also leads into a lean-to that completes the ground floor. The lean-to gives access to a beautiful and generous south facing rear garden that has the potential to extend into. Back inside the property and up the stairs you are presented with a spacious first floor landing. The landing gives access to three double bedrooms as well as a family bathroom. Loft access is also available on the landing and has the potential to add both space and value (stpp). The property is excellently located on the popular Albert Road. With access to a range of local amenities such as pubs, restaurants, shops and bars, all within walking distance. This location is attractively positioned within close proximity to the Walthamstow Village and is only a short walk to the centre of the village itself. Walthamstow Central as well as Queens Road station are also all within walking distance, making journeys throughout London effortless.

**Entrance Hall**  
**9'8" x 3'2" (2.96 x 0.98)**

Double glazed door to front access, Picture rail, Ceiling rose, Carpeted flooring, Stairs to first floor landing, Under stairs storage cupboard and Power points

**Through Lounge**  
**23'3" x 12'2" (7.09m x 3.71m)**

Double glazed bay window to front aspect, Two double radiators, Carpeted flooring, Feature fireplace with tiled surround, TV point, Power points, Dado rail, Coved ceiling and ceiling rose, Double glazed window to rear aspect.

**Second Reception Room**  
**11'3" x 10'6" (3.43 x 3.21)**

Double glazed window to side aspect, Single radiator, Carpeted flooring, Coved and textured ceiling, Power points.

**Kitchen**  
**6'4" x 9'4" (1.94 x 2.87)**

Double glazed window to rear aspect, Vinyl flooring, Tiled splash backs, Range of base and wall units with roll top work surfaces, Integrated cooker with electric oven and electric hob, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Coved and textured ceiling, Double glazed patio door leading to lean to.

**First Floor Landing**  
**8'4" x 3'8" + 9'10" x 2'9" (2.55 x 1.14 + 3.02 x 0.84)**  
 Carpeted flooring, Coved and textured ceiling, Power points.

**Bedroom One**  
**11'6" x 15'8" (3.51 x 4.79)**

Two double glazed windows to front aspect, Two single radiators, Carpeted flooring, Coved and textured ceiling, Ceiling rose, TV points, Telephone point and Power points.

**Bedroom Two**  
**11'7" x 10'1" (3.54 x 3.09)**

Double glazed window to rear aspect, Single radiator, Carpeted flooring, Built in wardrobes and Power points.

**Bedroom Three**  
**12'9" x 9'6" (3.91 x 2.92)**

Double glazed window to rear aspect, Double radiator, Carpeted flooring, Built in storage cupboard, Power points, Coved and textured ceiling.

**Family Bathroom**  
**7'11" x 6'3" (2.42 x 1.93)**

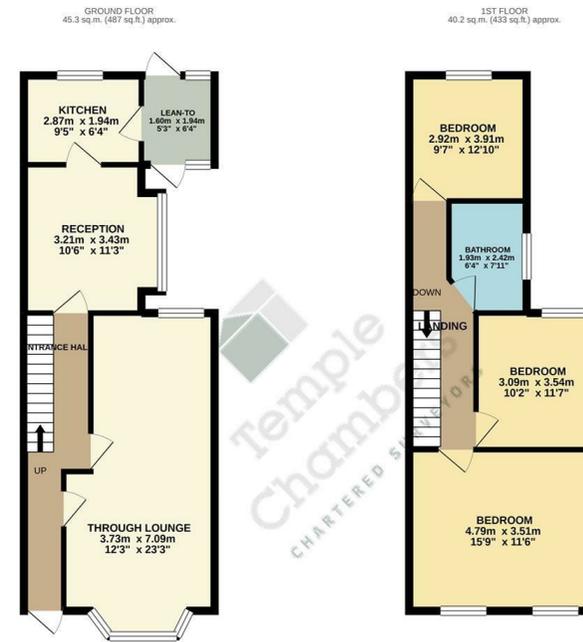
Double glazed window to rear aspect, Heated towel rail, Lino flooring, Panel enclosed bath with mixer tap, Hand wash basin with mixer tap, Low level flush w/c, Part tiled walls and Ceiling rose.

**Garden**  
**14'11" x 32'11" (4.57 x 10.05)**

mainly laid to lawn with plant and shrub borders, Paved patio, Water tap and Security light.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



TOTAL FLOOR AREA: 85.5 sq.m (920 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the Property Contract form, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error or omission in this contract. The plans for illustration purposes only should be used as a guide only for prospective purchase. The services, systems and appliances shown have not been tested and the plan area is to be used as a guide only.  
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