

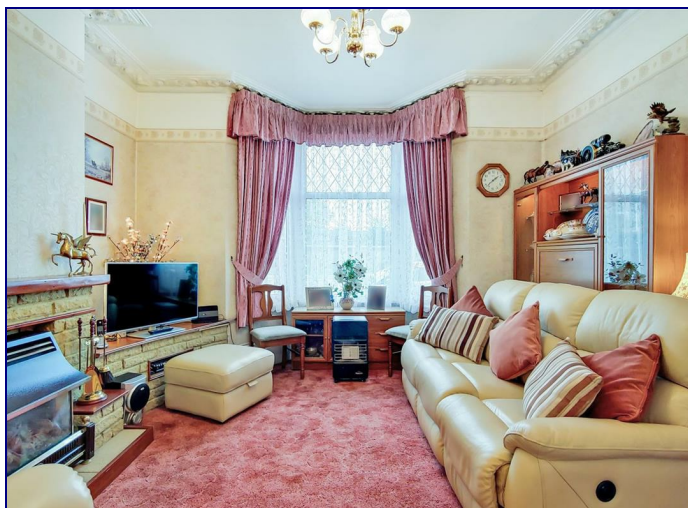


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248 Hoe Street
Walthamstow E17 3AX
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Grove Green Road, London, E11 4EN
£1,800 Per Month

Kings Group estate agents are proud to present this beautiful three bedroom mid terrace property. You are greeted at the property by drop kerb and a gated entrance to allow vehicle access. The main front door opens into a large entrance hall and gives access to firstly a large reception room to the front of the property. This room benefits from original features as well as a bay window to the front to allow more space and light into the room. Original double doors separate the second reception to the first and allows for segregation between the two rooms. A third reception room is located towards the rear of the property and also benefits from another bay window. A fully fitted kitchen that was updated around four years ago leads on from the reception room and finally gives access to a rear conservatory that was also updated just four years ago. A shower room is accessible from the conservatory and completes the ground floor. The first floor comprises of three double bedrooms as well as a family shower room. The property is a very large size already but still has the potential to extend and add both space and value (stpp). The property is also within walking distance to the central line via either Leytonstone or Leyton underground stations. Being set on Grove Green Road means you have ample amenities directly on your door step as well as local schools and transport links all within walking distance. Call today to avoid certain disappointment.



Entrance Hall

11'1" x 5'4" (3.39 x 1.63)

Stairs to first floor landing, Two under stair storage cupboards, Double glazed opaque window and door to front aspect, Picture rail, Dado rail, Carpeted flooring and Power points.

Reception Room One

14'1" x 13'1" (4.31 x 3.99)

Double glazed bay window to front aspect, Coved ceiling, Centre ceiling rose, Carpeted flooring, Feature fireplace, Phone point, TV point and Power points.

Reception Room Two

11'9" x 11'1" (3.60 x 3.39)

Double glazed window to rear aspect, Coved ceiling, Centre ceiling rose, Carpeted flooring, Feature fireplace, Fitted bar with mood lighting, Phone point, TV point and Power points.

Reception Room Three

12'2" x 14'11" (3.71 x 4.56)

Double glazed bay window to side aspect, Coved ceiling, Centre ceiling rose, Carpeted flooring, Feature fireplace, Phone point, TV point and Power points.

Kitchen

11'0" x 5'10" (3.36 x 1.78)

Double glazed window to side aspect, Laminate flooring, Tiled walls, Range of base and wall units with roll top work surfaces, Freestanding cooker with gas and electric supply, Integrated extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Coved and textured ceiling, Power points.

Conservatory

8'9" x 8'4" (2.67 x 2.56)

Double glazed window to side and rear access, Double glazed patio door leading to garden, Laminate flooring and power points.

Ground Floor W.C

8'1" x 2'5" (2.48 x 0.75)

Double glazed opaque window to rear aspect, Tiled walls, Laminate flooring, Hand wash basin with mixer tap, Low level flush W.C.

First Floor Landing

5'4" x 11'11" (1.65 x 3.65)

Coved ceiling, Carpeted flooring and Loft access with integrated ladder.

Bedroom One

16'2" x 14'7" (4.93 x 4.46)

Double glazed bay window to front aspect, Coved ceiling, Carpeted flooring, Built in wardrobes, Phone point, TV point and Power points.

Bedroom Two

11'4" x 11'6" (3.47 x 3.53)

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

Bedroom Three

10'6" x 14'2" (3.21 x 4.34)

Double glazed window to side aspect, Textured ceiling, Carpeted flooring, TV Point and Power points.

First Floor Bathroom

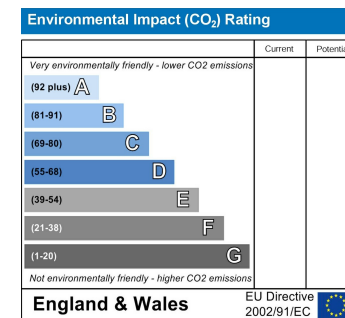
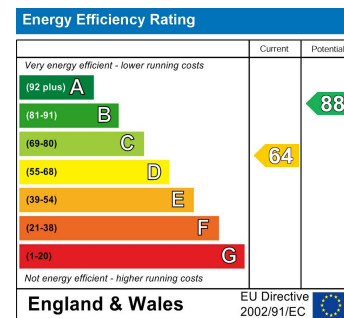
10'5" x 6'9" (3.20 x 2.07)

Double glazed opaque window to rear aspect, Tiled walls, Vinyl flooring, Shower cubicle with electric shower, Hand wash basin with mixer tap and pedestal, Low level flush W.C and Boiler cupboard.

Garden

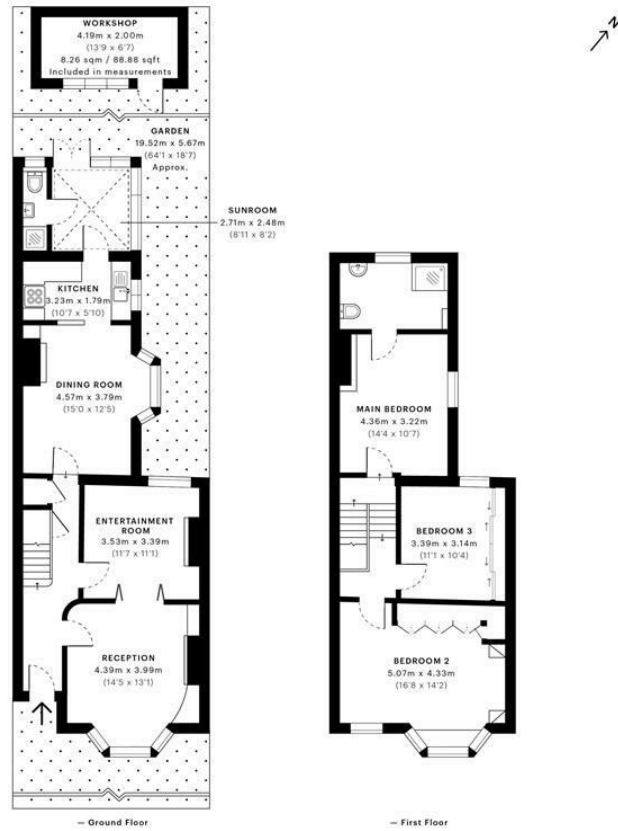
17'6" x 35'9" (5.35 x 10.92)

Mainly laid to lawn with plant and shrub borders, Fence panels, Water tap, Security light and wooden shed with power and lighting (2.05m x 4.13m)









GROSS INTERNAL AREA (GIA) The footprint of the property 136.47 sqm / 1468.95 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features Includes washrooms, restricted head height 126.89 sqm / 1365.83 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Limited use area under 1.9m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 133.38 sqm / 1437.84 sqft
IPMS 3C RESIDENTIAL: 127.94 sqm / 1377.13 sqft
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