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Salters Road, London, E17 3PQ
Offers In Excess Of £725,000

Kings Group estate agents are proud to present this gorgeous three bedroom semi-detached property. The property is in fantastic condition throughout and is located in the gorgeous tree-lined street of Salters Road. You are greeted at the property by a lovely brick built wall that has been finished with a beautiful Saxon spear top rail. The driveway has been fully repaved recently and really sets the property apart from the others in the road. The driveway gives access to the fully double glazed porch which opens into the main front door. The spacious and bright entrance hall is accessible through the main front door. The entrance hall gives access to firstly a spacious and bright reception room located to the front of the property. This room benefits from a sizeable bay window that not only floods the room with natural light but also adds more floor area to this already spacious room. The adjoining reception room is also accessible from the entrance and once again benefits from a bay window that overlooks the beautiful rear garden. A fully fitted kitchen with integrated appliances is the last room on the ground floor and was only installed a few years ago. The kitchen and rear reception room both give access to the south facing rear garden which is ideal for entertaining in the summer months. A fully alarmed single garage also has access from the rear garden and is an ideal space to keep a small car or even additional storage. Back inside the property and up the stairs you are presented with a spacious first floor landing. The landing gives access to a beautiful family bathroom that is located to the rear of the property. Two double bedrooms as also accessible from the landing and both benefit from built in wardrobes as well as bay windows. A final single bedroom is located to the front of the landing and completes the first floor. Loft access is also available from the landing and has the potential to add both space and value (stpp).

The property is a stones throw from Epping Forest and gives a real country feel to this urban property. The property is ideally located being within walking distance to both Hollow Ponds & Snaresbrook underground station. Hollow Ponds is a beautiful part of Epping Forest and what better way to explore it than by hiring a boat and discovering the delights of the wildlife, surrounding shores and the encompassing ancient woodland of Epping Forest. Wood Street station, The Walthamstow Village & Lea Bridge Road amenities are all within walking distance to this property so you really are spoilt for choice.

Porch
6'11" x 3'2" (2.13 x 0.99)
Double glazed window and door to front and side aspect, Tiled flooring and Power points.

Entrance Hall
5'10" x 14'2" (1.78 x 4.32)
Double glazed window and door to front aspect, Stairs to first floor landing, Under stairs storage cupboard, Smart meter, Coved ceiling and ceiling rose, Single radiator, Laminate flooring, Telephone point, Alarm panel and Power points.

Reception Room One
14'3" x 11'10" (4.35 x 3.62)
Double glazed bay window to front aspect, Coved ceiling and ceiling rose, Dado rail, Single radiator, Laminate flooring, Gas feature fireplace with wooden over mantelpiece, Phone point, TV point and Power points,

Reception Room Two
11'5" x 15'7" (3.48 x 4.76)
Double glazed bay window to rear aspect, Coved ceiling and ceiling rose. Single rose, Laminate flooring, Phone point, TV point, Power points and Double glazed patio door leading to garden.

Kitchen
9'5" x 6'10" (2.89 x 2.10)
Double glazed window to rear aspect, Lino flooring, Tiled splash backs, Range of base and wall units with roll top work surfaces, Integrated cooker with gas oven and electric hob, Integrated microwave, Chimney style extractor hood, Double sink drainer unit, Space for fridge/freezer, Integrated washing machine, Integrated dishwasher, Coved ceiling, Spotlights, Double glazed patio door leading to garden.

First Floor Landing
7'4" x 8'2" (2.26 x 2.50)
Loft access, Carpeted flooring, Power points, Telephone point and Boiler cupboard.

Bedroom One
14'2" x 11'6" (4.32 x 3.53)
Double glazed bay window to front aspect, Coved ceiling, Single radiator, Laminate flooring, Built in wardrobes and Power points.

Bedroom Two
15'4" x 11'3" (4.68 x 3.43)
Double glazed bay window to rear aspect, Coved ceiling and ceiling rose, Single radiator, Carpeted flooring, Built in wardrobes, Phone point, TV point and Power points.

Bedroom Three
6'11" x 9'0" (2.13 x 2.75)
Double glazed bay window to front aspect, Coved ceiling, Single radiator, Laminate flooring and Power points.

First Floor Bathroom
7'8" x 7'3" (2.36 x 2.21)
Double glazed opaque window to rear aspect, Coved ceiling, Part tiled walls, Heated towel rail, Lino flooring, Panel enclosed bath with mixer tap and shower attachment, Hand wash basin with mixer tap and vanity unit, Low level flush w/c and Built in storage cupboard.

Garden
20'0" x 27'11" (6.12 x 8.51)
Mainly laid to lawn with plants and shrub borders, Fence panels, Artificial grass, Side access, Wooden shed, Water tap, Security light and Decking.

Garage
9'11" x 21'4" (3.03 x 6.51)
Power points, Lighting and Up and over door.

