



www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Bromley Road, London, E10 7AD
Offers In Excess Of £725,000

Kings Group estate agents are proud to present this beautiful five bedroom mid terrace property. The property has been fully refurbished throughout and is located in the gorgeous tree-lined street of Bromley Road. You are greeted at the property by a lovely brick built front wall and wrought iron style steel gate. The gate opens onto a well maintained paved patio that leads to the fully double glazed porch. The porch has been finished with black double glazing as well as silver hinges to mirror the rest of the property. As you step into the porch there is ample room to remove coats and shoes before making you way passed the solid oak front door and entering the spacious and bright entrance hall. The entrance hall has been finished with engineered oak flooring as well as a bespoke vertical radiator. There is also access to the alarm panel as well as the CCTV in the entrance hall. The first room accessible from the entrance hall is the large through lounge. This room benefits from a bay window that floods the room with natural light as well as providing more floor area to this already generous room. The lounge also comes with six built in blue tooth speakers which are ideal to use for surround sound and entertaining. The next room available along the entrance hall is the fully tiled ground floor w/c. The entrance hall then opens into the beautiful and bright kitchen/diner. The space is ideal for entertaining and is flooded with natural light from the rear French patio doors as well as the rear double glazed windows. The dining area is a great space and flows effortlessly into the kitchen. The kitchen has also been finished to a very high standard and comes with fully integrated appliances as well as a unique and bespoke extractor hood. The utility room is also accessible from the dining area and also benefits from a skylight so natural light is available when you are washing and ironing.

Back into the entrance hall and up the stairs to the first floor you are presented with a bright and spacious first floor landing. Three double bedrooms are accessible from the landing as well as a fully tiled three piece family shower room. The landing also gives access to a second staircase that leads to the second floor. A double rear dormer conversion has been done at the property and allows for another two double bedrooms as well as a spacious three piece bathroom that is finished with a free standing bath and beautiful suite. The property also benefits from front and rear gardens and with the rear garden being south/west facing, you have the opportunity to soak up the summer sun throughout the day.

The property is located in between both Leyton Midland Road and Walthamstow Central stations so transport links are easily accessible. The local bus route is also within one minute walking distance from the property and has buses running to Blackhorse Road Station, Walthamstow Central, Leyton and Stratford. Lea Bridge Road amenities are within walking distance so you are spoilt for choice for shops, bars and restaurants. The property also benefits from being within walking distance to the new Lea Bridge Road station which has direct access into Stratford. The local landmarks like Westfield shopping centre, Epping forest and the Olympic park are all very close and easily accessible.

Porch

7'1" x 6'11" (2.16 x 2.12)

Double glazed window and to front and side aspect, Engineered oak flooring and Power points.

Entrance Hall

22'1" x 4'10" (6.75 x 1.48)

Double glazed opaque window and door to front aspect, Stairs to first floor landing, Bespoke vertical radiator, Engineered oak flooring and Power points.

Reception Room One

11'8" x 24'11" (3.57 x 7.60)

Double glazed bay window to front aspect, Bespoke vertical radiator, Carpeted flooring, Phone point, TV point, Power points and Built in Bluetooth speakers.

Reception Room Two

15'4" x 14'5" (4.68 x 4.41)

Bespoke vertical radiator, Engineered oak flooring, Phone point, TV point and Power points.

Kitchen

8'0" x 15'8" (2.46 x 4.78)

Double glazed window to rear aspect, Engineered oak flooring, Tiled splash backs, Range of base and wall units with flat top granite work surfaces, Integrated cooker with Smeg electric oven and gas hob, Bespoke chimney style extractor hood, Sink drainer unit, Under cupboard lighting, Spotlights and Power points.

Utility Room

4'9" x 5'0" (1.47 x 1.54)

Skylight, Engineered oak flooring and Power points

Ground Floor w/c

5'0" x 2'0" (1.54 x 0.61)

Fully tiled walls, Engineered oak flooring, Hand wash basin with mixer tap and pedestal, Low level flush w/c.

First Floor Landing

4'9" x 14'0" (1.46 x 4.27)

Open Balustrading, Carpeted flooring and Power points.

Bedroom One

11'1" x 15'0" (3.40 x 4.59)

Double glazed windows to front aspect, Two double radiators, Carpeted flooring, Built in wardrobes, Phone point, TV point and Power points.

Bedroom Two

10'11" x 9'10" (3.33 x 3.01)

Double glazed window to rear aspect, Single radiator, Carpeted flooring, Phone point and Power points.

Bedroom Three

8'11" x 8'5" (2.72 x 2.59)

Double glazed window to rear aspect, Single radiator, Carpeted flooring, Phone point and Power points.

First Floor Shower Room

5'6" x 6'5" (1.70 x 1.98)

Double glazed opaque window to side aspect, Fully tiled walls, Heated towel rail, Tiled flooring, Extractor fan, Shower cubicle with thermostatically controlled shower, Hand wash basin with mixer tap and pedestal, Low level flush w/c.

Second Floor Landing

6'0" x 11'1" (1.85 x 3.40)

Skylight, Carpeted flooring and Power points.

Bedroom Four

9'0" x 12'4" (2.75 x 3.78)

Double glazed window to rear aspect, Spotlights, Double radiator, Carpeted flooring, Phone point and Power points.

Bedroom Five

14'10" x 12'6" (4.54 x 3.82)

Double glazed Velux windows to from aspect, Spotlights, Double radiator, Carpeted flooring, Phone point, TV point, Power points and Eaves storage.

Second Floor Bathroom

8'6" x 6'0" (2.61 x 1.83)

Double glazed opaque window to rear aspect, Heated tail rail, Tiled flooring, Extractor fan, Free standing bath, Hand wash basin with mixer tap and vanity unit, Low level flush w/c, Fully tiled walls and Spotlights.

Garden

16'2" x 16'7" + 5'10" x 14'1" (4.93 x 5.06 + 1.78 x 4.30)

Mainly laid to lawn with plant and shrub borders, Plastic shed, Water tap and Security light.

