









# www.kings-group.net

248 Hoe Street Walthamstow E17 3AX Tel: 020 8521 1122 Woodstock Road, London, E17 4BJ Offers In Excess Of £750,000 Kings Group estate agents are proud to present this exquisite four bedroom mid terrace property. The property is being sold on a chain free basis and has been maintained to a very high standard. As you approach the property you are embraced by the well managed front garden boasting a large holly bush which is charming feature especially with Christmas just round the corner.

You enter the property via a fully double glazed porch which was updated in 2015. The porch benefits from amble space to store shoes and coats before giving access to the generously sized entrance hall. Solid wood flooring and wired smoke alarms have been added to the entrance hall and the coving and dado rails finish the room and welcome you into the property. The first reception room is located to the front of the property and benefits from a sizeable bay window that floods the room with natural light and also increases the capacity of the room. The feature fireplace, picture rails and coving all give an original essence to this modern room. A second reception room follows on from the first and benefits from built in storage as well as double doors that open onto the rear extension to allow both rooms to flow into each other. The rear extension was completed in 2013 and with the two Velux skylights as well as the rear east facing widows the dining area is ideal for a sunlit breakfast. The Kitchen benefits from many integrated appliances as well as having a built in utility area. French doors lead out into the well maintained east facing rear garden which benefits from two sheds, bike storage and water butts. Back inside the property and a ground floor W/C is located under the stairs and was also fitted in 2013, the same time as the rear extension

#### Porch

Double glazed window and door to front aspect.

Single glazed opaque window to front aspect, coved ceiling, dado rail, two single radiators, solid wood flooring, smoke alarm, stairs to first floor landing and under stairs storage cupboard.

#### Lounge

#### 17'1" x 12'3" (5.23 x 3.74)

Double glazed bay window to front aspect, coved ceiling with centre rose ceiling, picture rail, single radiator, fitted carpet, feature fireplace, phone point, TV aerial point and power points.

## Dining Room

## 14'4" x 11'11" (4.37 x 3.64)

Coved ceiling, double radiator, solid wood flooring, built in storage, power points, double glazed patio door leading to extension.

#### Kitchen

#### 16'7" x 8'6" plus 16'0" x 6'7" (5.08 x 2.60 plus 4.88 x 2.01)

Range of base and wall units with granite effect work surfaces, pull-out storage, tiled splash backs, integrated cooker, electric double oven and gas hob with integrated chimney style extractor hood, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, integrated dishwasher, power points, double glazed sash window to rear aspect, two velux skylights, solid wood flooring and double glazed patio door leading to garden.

#### 3'5" x 2'11" (1.06 x 0.89)

Hand wash basin with mixer tap, low level flush WC, extractor fan, tiled flooring and part tiled walls.

#### First Floor Landing

Dado rail and fitted carpet

# Bathroom

#### 7'11" x 5'11" (2.43 x 1.82)

Four piece bathroom suite comprising panel enclosed bath, shower cubicle with electric shower, hand wash basin with mixer tap and vanity unit, low level flush WC, tiled flooring, heated towel rail, under floor heating, tiled walls, spotlights and double glazed opaque window to rear aspect.

### **Bedroom One**

#### 17'0" x 11'2" (5.19 x 3.41)

Double glazed bay window to front aspect, coved ceiling, single radiator, dado rail, stripped wood flooring and power points.

#### Bedroom Two

#### 14'2" x 11'3" (4.32 x 3.44)

Double glazed window to rear aspect, single radiator, stripped wood flooring, feature fireplace, built in wardrobe and power points.

#### **Bedroom Three**

#### 9'1" x 9'1" (2.77 x 2.77)

Double glazed bay window to front aspect, single radiator, laminate flooring, built in storage cupboard, TV aerial point and power points.

#### Second Floor Landing

Velux window to front aspect and fitted carpet.

#### Study Area

#### 7'9" x 6'2" (2.38 x 1.90)

Velux window to front aspect, single radiator, built in wardrobe, TV aerial point and power points.

#### Loft Room

#### 12'0" x 11'3" (3.68 x 3.45)

Double glazed window to rear aspect, fitted carpet, bespoke radiator and power points.

#### Walk in wardrobe

#### 7'10" x 6'6" (2.39 x 1.99)

With double glazed velux window to front aspect, vinyl flooring, power points, built in storage and valiant

#### **En Suite**

#### 8'2" x 5'5" (2.51 x 1.67)

Shower cubicle with electric shower and selkie board wall panels, hand wash basin with mixer tap and vanity unit, low level flush WC, tiled splash backs, extractor fan, tiled flooring, under floor heating, spotlights and double glazed opaque window to rear aspect.

#### Exterior

# East Facing Garden

## 54'11" x 18'4" (16.76 x 5.61)

Mainly laid to lawn with plants and shrub borders, fence panels, two wooden garden sheds, bike storage

#### Disclaimer

PLEASE NOTE. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.













