

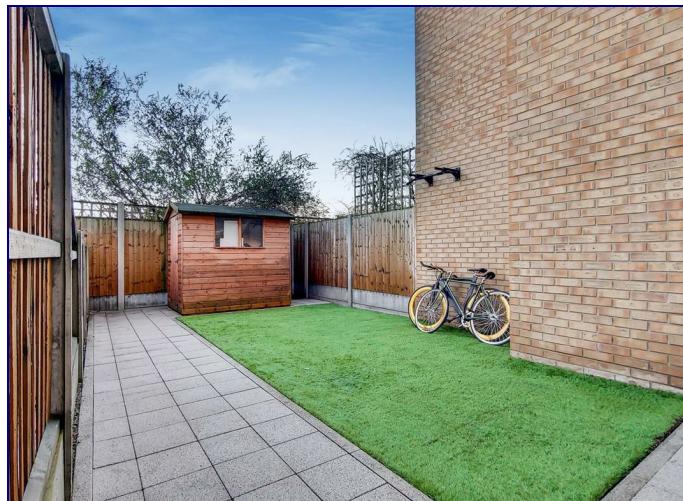


**www.kings-group.net**

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Walthamstow E17 3AX  
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**Thornbury Way, London, E17 5FS**  
**Offers In Excess Of £600,000**

Kings Group estate agents are proud to present this beautiful four bedroom town house. The property is only three years old and still comes with full NHBC certification. The property also benefits from allocated parking as well as sizeable front and rear gardens. The main front door opens into a large entrance hall with ample space for storage as well as room to remove shoes and coats. The fully fitted kitchen with integrated appliances is located to the front of the property and the large window floods the room with natural light. A generous large lounge/diner is located to the rear of the property and gives access to the rear garden. A ground floor W/C completes the ground floor and boasts a wall hung W/C with a concealed cistern. The first floor gives access to the master bedroom which benefits from a large balcony as well as an en-suite shower room. The family bathroom is the next adjoining room and the fourth single bedroom completes the first floor. The final flight of stairs gives access to the second floor landing where you will find two final double bedrooms. Solar panels are also fitted to the property to help reduce excessive utility costs. The Banbury Park development was commissioned to regenerate the under-utilised existing land which is part of the Blackhorse Lane street scene. The site has been redeveloped to provide new homes, retail units as well as additional community facilities. The property is located with direct access to the north circular as well as being within walking distance to Black Horse Road station. Lea Valley is also easily accessible so country walks; bridle paths and cycling tracks are all on your doorstep. Call today and do not miss your opportunity to view this fantastic property.



## Entrance Hall

**18'4" x 6'11" (5.60 x 2.11)**

Double glazed door to front aspect, Stairs to first floor landing, Under stairs storage cupboard, Gas/Electric meter cupboard, Single radiator, Wooden flooring and Power points.

## Ground Floor W/C

**6'11" x 4'6" (2.12 x 1.39)**

Part tiled walls, Single radiator, Tiled flooring, Extractor fan, Hand wash basin with mixer tap and pedestal, Wall hung W/C with concealed cistern.

## Lounge

**16'2" x 14'4" (4.93 x 4.38)**

Double glazed window to rear aspect, Double glazed door leading to garden, Coved ceiling, Spotlights, Single radiator, wooden flooring, Phone point, TV point and Power points.

## Kitchen

**7'9" x 15'0" (2.37 x 4.59)**

Double glazed window to front aspect, Single radiator, Tiled flooring, Tiled splash backs, Range of base and wall units with flat top work surfaces, Integrated cooked with electric oven and gas hob, Chimney style extractor hood, Sink drainer unit, integrated fridge/freezer, integrated washing machine, integrated dishwasher, Coved ceiling, Spotlights and Power points.

## First Floor Landing

**7'1" x 12'8" (2.18 x 3.88)**

Single radiator and Carpeted flooring.

## Bedroom One

**14'4" x 9'11" (4.39 x 3.04)**

Double glazed window to rear aspect, Double glazed door leading to balcony, Single radiator, carpeted flooring, Built in wardrobes, Phone point, TV point, Power points and door to En-Suite.

## Balcony

**14'6" x 4'8" (4.44 x 1.44)**

Decking flooring

## En-Suite

**6'9" x 5'0" (2.08 x 1.54)**

Spotlights, Fully tiled walls, Heated towel rail, Tiled flooring, Extractor fan, Shower cubicle with electric shower, Hand wash basin with mixer tap, Wall hung W/C with concealed cistern and Shaver point.

## Family Bathroom

**6'9" x 26'5" (2.07 x 8.07)**

Spotlights, Fully tiled walls, Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with mixer tap and shower attachment, Hand wash basin with mixer tap and vanity unity, Walls hung W/C with concealed cistern and Shaver point.

## Bedroom Four

**14'6" x 5'10" (4.43 x 1.78)**

Double glazed window to front aspect, Spotlights, Carpeted flooring, Built in storage cupboard and Power points,

## Second Floor Landing

**7'5" x 9'9" (2.28 x 2.99)**

Carpeted flooring, power points, Velux skylight, loft access and Storage cupboard (1.61m x 1.76m)

## Bedroom Two

**10'2" x 14'4" (3.11 x 4.39)**

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

## Bedroom Three

**8'8" x 14'5" (2.65 x 4.40)**

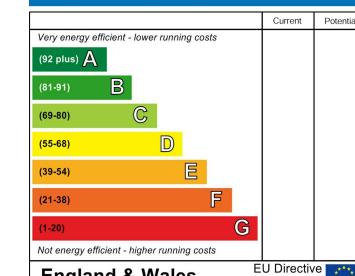
Double glazed window to rear aspect, Double glazed door leading to Juliet balcony, Single radiator, Carpeted flooring and Power points.

## Garden

**15'2" x 34'4" (4.63 x 10.47)**

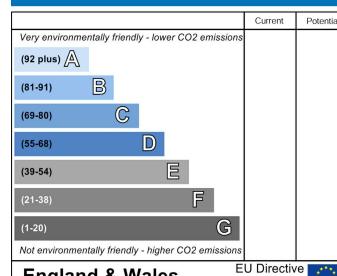
Mainly laid to lawn with plant and shrub borders, Fence panels, Wooden shed, Water tap, Water butt and Security light.

## Energy Efficiency Rating

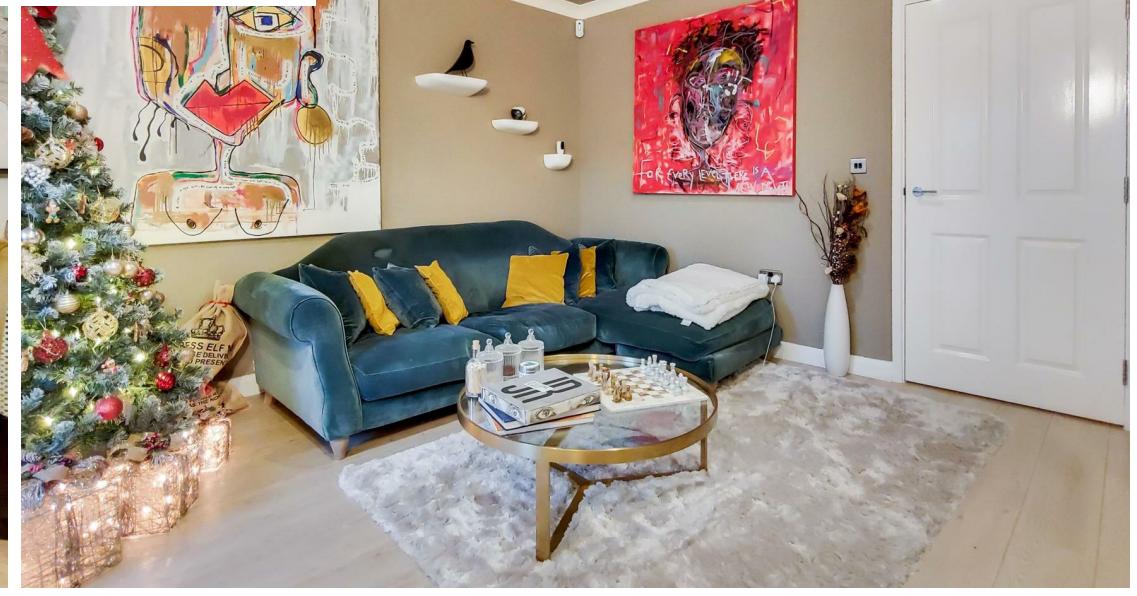


England & Wales EU Directive 2002/91/EC

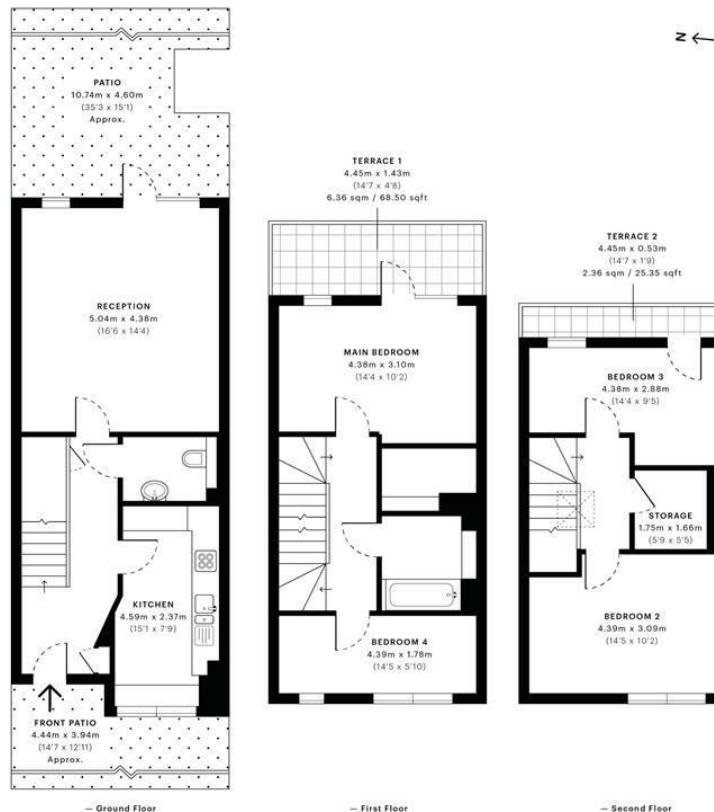
## Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC







GROSS INTERNAL AREA (GIA)  
The footprint of the property  
118.08 sqm / 1271.00 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
105.37 sqm / 1134.19 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
8.72 sqm / 93.86 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8 m  
0.00 sqm / 0.00 sqft



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.

RMS 38 RESIDENTIAL 118.38 sqm / 1285.00 sqft  
RMS 3C RESIDENTIAL 114.48 sqm / 1232.25 sqft

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