kings GROUP

www.kings-group.net

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

Church Road, London, E10 7BQ

Offers In Excess Of £640,000

Kings Group estate agents are proud to present this beautiful five bedroom mid terrace property. The property has been fully extended to the rear as well as a full dormer loft conversion. You are greeted at the property by a fully paved front garden. A fully enclosed double glazed porch gives access to the front door and was only installed in 2011. The main front door opens into a spacious entrance hall that benefits from gorgeous coving as well as laminate wood flooring. The entrance hall gives access to the extremely generously sized through lounge which was separated from two receptions room in 1994 and has an RSJ fitted. An enormous cellar is accessible from the lounge and has the potential to convert into another room. A kitchen/diner is located just off of the lounge and benefits from three skylights as well as a fully fitted kitchen with integrated appliances. A ground floor shower room and W/C complete the ground floor. The first floor gives access to three double bedrooms as well as a stair case to the second floor. The dormer loft conversion was erected in 2011 and has been finished to a very high standard. The second floor landing gives access to two final double bedrooms as well as a final shower room. The property was completely refurbished in 2011 and was fully re-wired as well as being fully insulated and re-plastered throughout. The property also has the added benefit of CCTV cameras fitted for added security. A 45ft east facing rear garden completes this sensational property. The property is located in between both Leyton Midland and Lea Bridge Road 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 as well as the High Road of Leyton so you are spoilt for choice for shops, bars and restaurants.

Porch
6'11" x 3'2" (2.13 x 0.99)
Double glazed opaque window and door to front and side aspect and tiled flooring.

Entrance Hall
3'0" x 13'7" (0.92 x 4.16)
Double glazed opaque door and window to front aspect, Stairs to first floor landing, Double radiator, Laminate flooring and Power points.

Through Lounge
25'1" x 10'10" (7.65 x 3.32)
Double glazed bay window to front aspect and double glazed window to rear aspect, Coved ceiling, Single radiator, Double radiator, Laminate flooring, Phone point, TV point and Power points.

Cellar
13'4" x 22'1" (4.08 x 6.75)
Power and Lighting

Kitchen/Diner
13'5" x 10'11" + 21'9" x 3'10" (4.11 x 3.346 + 6.65 x 1.17)
Double glazed window to front aspect, Three skylights, Double radiator, Laminate flooring, Tiled splash backs, Range of base and wall units with roll top work surfaces, Integrated cooker with electric oven and gas hob, Chimney style extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Integrated dishwasher, Space for dryer, Spotlights, Double glazed opaque patio door leading to garden.

Lobby
4'3" x 4'10" (1.32 x 1.49)
Spotlights, Combination boiler and tiled flooring.

Ground Floor W/C
4'3" x 3'6" (1.30 x 1.08)
Spotlights, Partly tiled walls, Tiled flooring, Hand wash basin with mixer tap, Low level flush W/C and Bidet spray tap.

Ground Floor Shower Room
4'6" x 8'7" (1.39 x 2.64)
Double glazed opaque window to rear aspect, Spotlights, Fully tiled walls, Single radiator, Tiled flooring, Extractor fan, Shower cubicle with electric shower, Hand wash basin with mixer tap and vanity unit,

First Floor Landing
5'2" x 12'2" (1.59 x 3.72)
Laminate flooring and Power points

Bedroom One
13'10" x 13'5" (4.23 x 4.11)
Double glazed bay window to front aspect and double glazed window to front aspect, Single radiator, Laminate flooring, Phone point, TV point and Power points.

Bedroom Two
11'0" x 8'0" (3.37 x 2.44)
Double glazed window to rear aspect, Double radiator, Laminate flooring, Phone point, TV point and Power points.

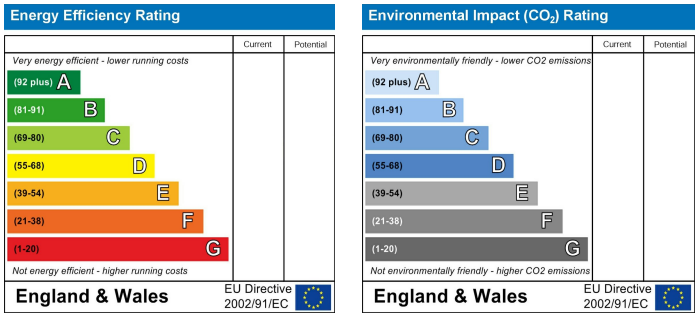
Bedroom Three
8'8" x 10'11" (2.65 x 3.34)
Double glazed window to rear aspect, Double radiator, Laminate flooring, Phone point, TV point and Power points.

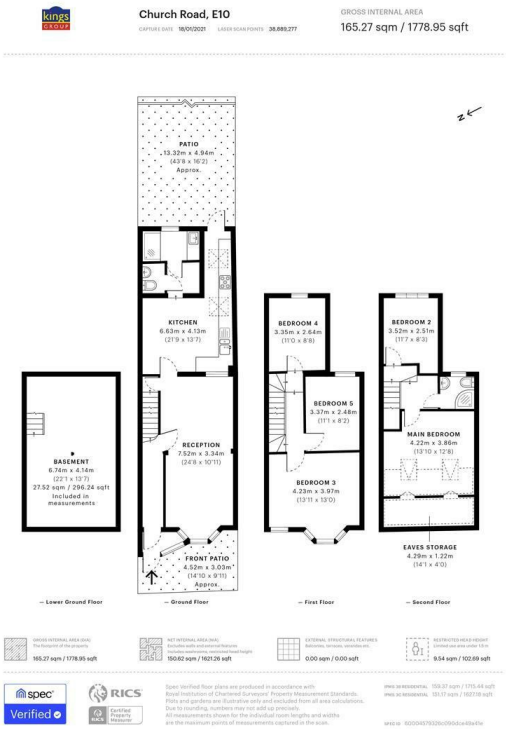
Second Floor Landing
8'2" x 9'9" (2.49 x 2.99)
Skylight and Carpeted flooring.

Bedroom Four
11'6" x 8'2" (3.53 x 2.51)
Double glazed window to rear aspect, Double radiator, Laminate flooring, Phone point, TV point and Power points

Bedroom Five
12'7" x 13'8" (3.86 x 4.19)
Two double glazed Velux windows to front aspect, Double radiator, Laminate flooring, Phone point, TV point, Power points and Eaves storage.

Garden
43'1" x 15'6" (13.14 x 4.74)
Mainly laid to lawn, Fence panels, Side access, Water tap and Security light.





THE ESTAS ESTATE AGENT AWARDS 2014 RATED BY OUR CUSTOMERS BEST IN COUNTY ESSEX theestas.com
THE ESTAS LETTING AGENT AWARDS 2014 RATED BY OUR CUSTOMERS GOLD WINNER BEST MEDIUM CHAIN theestas.com

Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

The Property Ombudsman