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Chaucer Road, London, E17 4BE
Offers In Excess Of £525,000

Kings group estate agents are proud to present this beautiful two bedroom mid terrace property. The property has been finished to a very standard throughout and also has the potential to extend (stpp). You are greeted at the property by a well maintained fully paved patio front garden. A nine year old fully enclosed porch gives access to the main front door. The front door opens into a spacious entrance hall that benefits from original coving and dado rails. The entrance hall opens into the large through lounge which benefits from a large bay window to the front of the property that adds more space to the room as well as flooding the through lounge with natural light. The double aspect fully fitted kitchen is located just off of the through lounge and benefits from integrated appliances as well as mood lighting. The kitchen gives access to the sizeable rear garden which has bundles of potential as well as being ideal for entertaining in the summer months. Back inside the property and up the stairs you are greeted by a spacious first floor landing. Loft access is available and has the potential to add both space and value (stpp). The landing gives access to two large double bedrooms as well as a four piece family bathroom. The property is fully alarmed as well and being fully double glazed and also benefitting from gas central heating from a Vaillant Combination boiler that is only three years old. This property is located just off of Fulbourne road and has easy access to Chestnuts playing fields just behind the Waltham Forest council building. This location also gives great access to Wood Street which combines Wood Street Station as well as the very popular Wood Street shopping parade which consists of shops, pubs and restaurants as well as an indoor Georgian market.

Porch
4'10" x 4'3" (1.49 x 1.30)

Double glazed opaque door and window to front aspect and Tiled flooring

Entrance Hall
4'3" x 2'11" (1.30 x 0.89)

Double glazed window and door to front aspect, Dado rail, Single radiator. Wooden flooring and Stairs to first floor landing.

Through Lounge
25'10" x 10'7" (7.89 x 3.25)

Double glazed bay window to front aspect, Coved ceiling, Spotlights, Dado rail, Double radiator, Wooden flooring, Feature fireplace, Phone point, TV point, Power points, Double glazed door leading to garden and Under stairs storage cupboard.

Kitchen
8'0" x 10'5" (2.45 x 3.19)

Double glazed window to side aspect, Tiled flooring, Tiled splash backs, Range of base and wall units with roll top work surfaces, Freestanding cooker with gas and electric supply, Chimney style extractor hood with mood lighting, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Dishwasher, Spotlights, Double glazed patio door leading to garden, Power points and Combination boiler.

First Floor Landing
11'11" x 5'1" (3.65 x 1.57)
Loft access, Carpeted flooring and Dado rail.

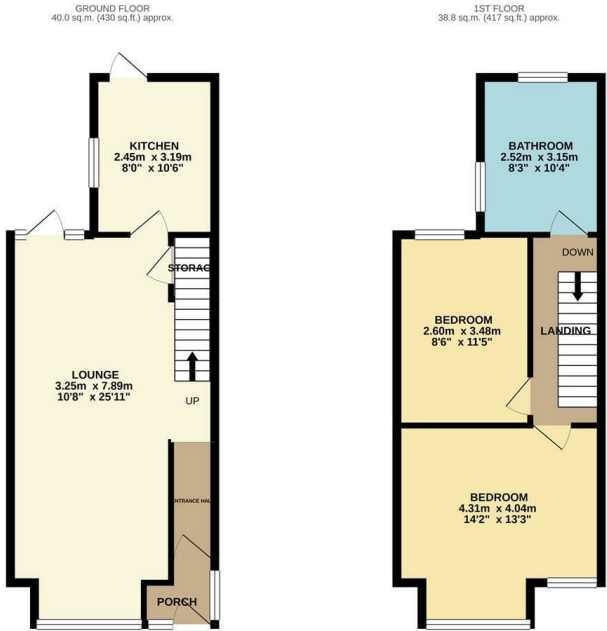
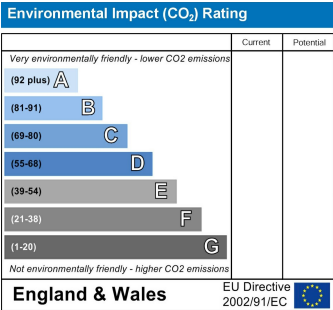
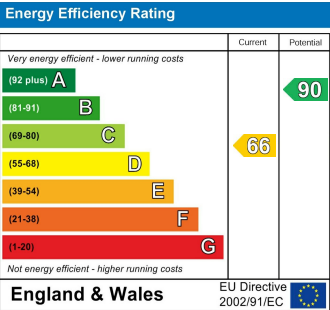
Bedroom One
13'3" x 14'1" (4.04 x 4.31)
Double glazed bay window to front aspect, Dado rail, Double radiator, Laminate flooring, Built in wardrobes, Phone point, TV point and Power points.

Bedroom Two
11'5" x 8'6" (3.48 x 2.60)
Double glazed window to rear aspect, Coved and textured ceiling, Picture rail, Single radiator, Laminate flooring, Phone point, TV point and Power points.

First Floor Bathroom
10'4" x 8'3" (3.15 x 2.52)
Double glazed opaque window to side and rear aspect, Spotlights, Part tiled walls, Double radiator, Tiled flooring, Extractor fan, Panel enclosed bath with mixer tap and shower attachment, Shower cubicle with electric shower, Hand wash basin with mixer tap and pedestal, Low level flush W/C and Built in storage cupboard.

Garden
14'11" x 52'7" + 4'11" x 10'11" (4.57 x 16.04 + 1.52 x 3.35)

Mainly laid to lawn with plants and shrub borders, Fence panels, Concrete paving, Water tap, Security light, External power points and External W/C.



TOTAL FLOOR AREA: 78.7 sq.m. (848 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.
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