



www.kings-group.net

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

Avondale Road, London, E17 8JG
£2,700 Per Month

If you've been searching for a sizeable and well-appointed home that offers space, light and sought after positioning, this extended three bedroom property will tick every box on your wish list. Tucked away in a highly sought-after cul-de-sac, it offers a generous and versatile design that makes it an easy care living space with fresh interiors, good natural light and a choice of multiple living areas.

Inside is a well-planned layout featuring bright living and dining areas, plus a neat fully fitted kitchen that boasts a gorgeous breakfast island. There are three well-sized bedrooms located on the first floor as well as the addition of ground and first floor bathrooms. To complete the picture outside is a sundrenched south-west facing garden with fence panel borders and potential to create the prefect entertaining space.

Enjoying this prized location gives you a wealth of options when it comes to indulging in everything Walthamstow has to offer. From the famous Walthamstow market to the captivating Walthamstow village, everything you need is with in walking distance and really does mean you are totally spoilt for choice.



Tenure & Council Tax

Tenure: Freehold
Council Tax Band: D
Annual Council Tax Estimate: £2,278
Construction: Brick Built
Flood Risk: Rivers & Seas-Very low, Surface Water-Very low

Entrance Hall
22'0" x 4'11" (6.72 x 1.52)

Stairs to first floor landing, laminate flooring, power points, under the stair storage cupboard.

Ground Floor Bathroom
7'10" x 2'11" (2.40 x 0.89)
Tiled Flooring, extractor fan, thermosttically controlld shower, hand wash basin with mixer taps, low level flush WC.

Reception Room
25'10" x 11'11" (7.89 x 3.64)
Double Glazed windows to the front aspect, Centre Ceiling rose, double radiator, laminate flooring, power points.

Kitchen
18'4" x 15'5" (5.59 x 4.72)
Double glazed windows to the rear aspect, lamiante flooring, range of base and wall units with roll top worksurfaces, integrated cooker, electric oven, gas hob, extractor hood, sink drainer unit. integrated fridge freeze, integrated washing machine, integrated dishwasher ,power points.

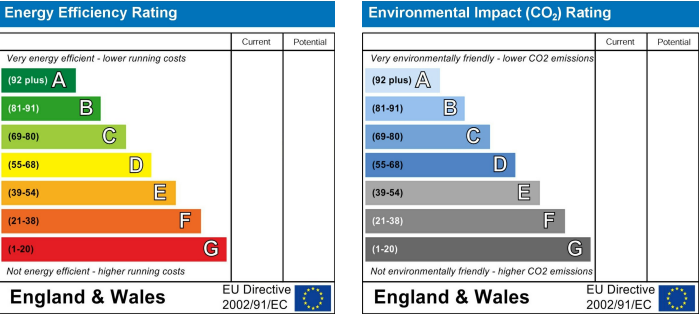
First Floor Landing
Open Balustanding, laminate flooring.

Bedroom One
14'1" x 10'8" (4.31 x 3.26)
Double glazed bay window to the front aspect, centre ceiling rose, single radiator, laminate flooring, power points.

Bedroom Two
12'0" x 11'5" (3.68 x 3.49)
Double glazed windows to the rear aspect, centre ceiling rose, single radiator, laminte flooring, power points.

Bedroom Three
8'4" x 6'2" (2.55 x 1.90)
Double glazed windows to the front aspect, centre ceiling rose, single radiator, power points.

Bathroom
8'0" x 5'4" (2.44 x 1.64)
Double Glazed opaque windows to rear aspect, tiled walls , heated towel rail, tiled flooring, panel enclosed bath with mixer taps, thermostatically controlled shower, hand wash basin with mixer taps, low level flush WC.

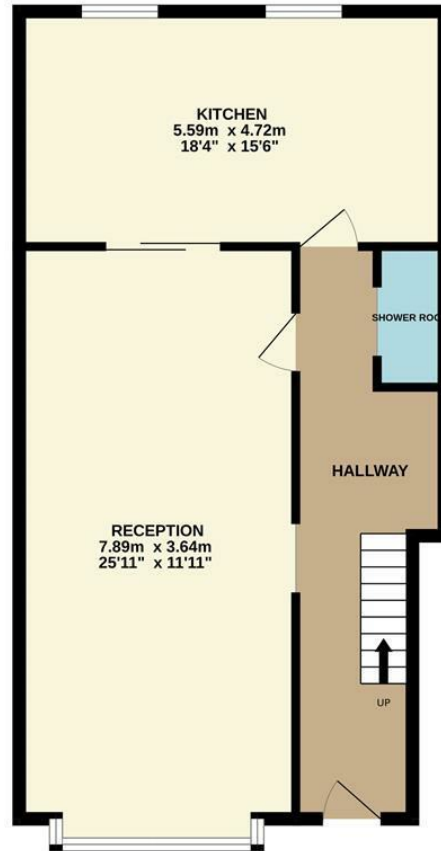




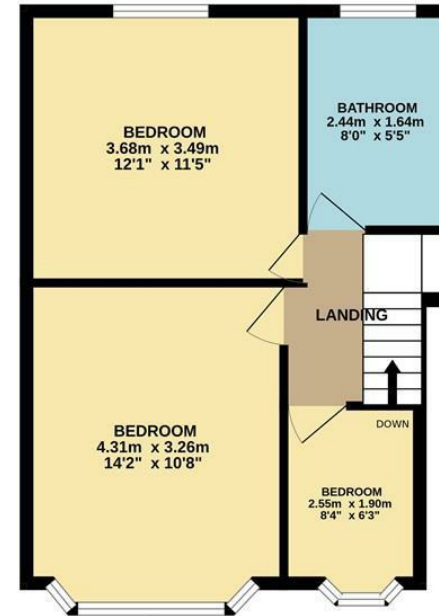


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GROUND FLOOR
60.0 sq.m. (646 sq.ft.) approx.



1ST FLOOR
44.0 sq.m. (474 sq.ft.) approx.



TOTAL FLOOR AREA : 104.0 sq.m. (1119 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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