



www.kings-group.net

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

Thorpe Road, London, E17 4LA
£2,450

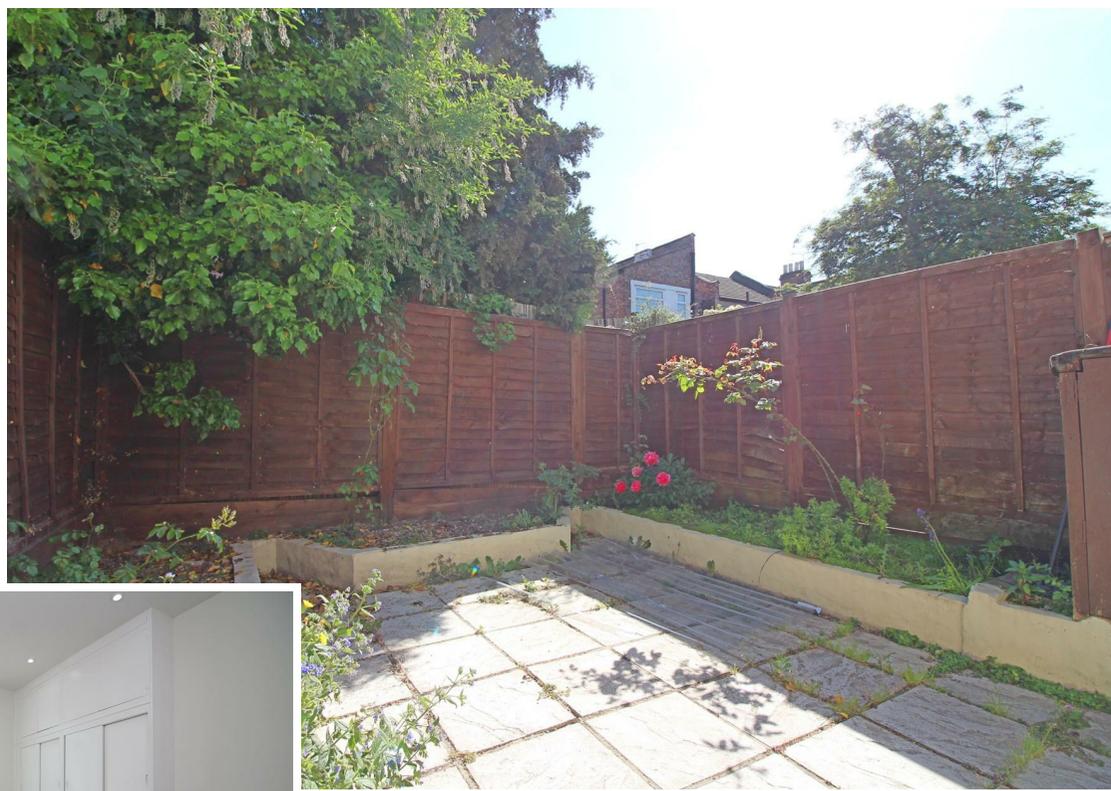
****Family ONLY**** Set in a quiet residential street this home is just a short walk to excellent local amenities, including the popular WOOD STREET with its many shops, cafe's and restaurants. Comprising of a through lounge, separate dining room and a kitchen positioned at the rear of the house, which opens directly to the REAR GARDEN, which is a very pleasant space to relax in the summer months.

Upstairs are three good sized and very well-presented bedrooms, offering flexibility for a growing family. This quiet location is perfect for transport, shopping, and the new cinema complex, and a short walk to the green spaces and recreational facilities of LLOYD PARK and the William Morris Gallery.



Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Vary environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	







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

