



Cooper Avenue, E17 5PN
London





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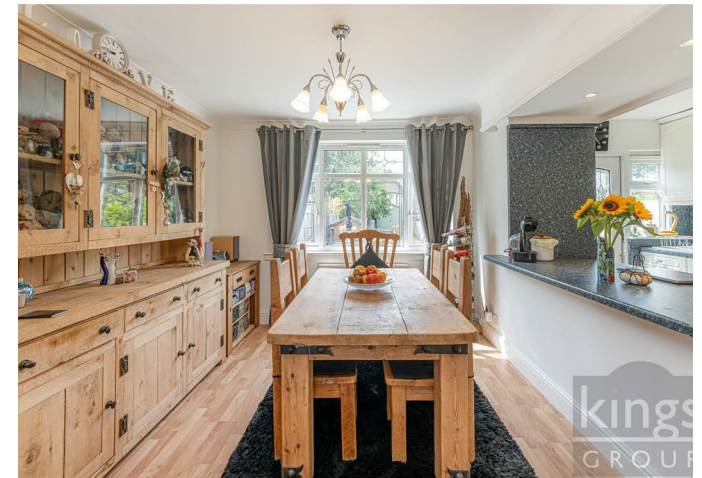
Nestled in the desirable area of Cooper Avenue, this well-presented house offers an excellent opportunity for families and individuals alike. Although the property spans a modest footprint, its charm and potential are truly noteworthy.

One of the standout features of this home is its location within a sought-after catchment area for schools, making it an ideal choice for families with children. The convenience of being within walking distance to local shops and amenities ensures that daily necessities are easily accessible, enhancing the overall quality of life for residents.

Moreover, the property presents exciting potential for extension, subject to the necessary planning permissions. This flexibility allows for the possibility of tailoring the home to better suit your needs, whether that be expanding living space or creating a bespoke garden retreat.

In summary, this house on Cooper Avenue is not just a home; it is a canvas for your future aspirations. With its prime location, excellent school catchment, and potential for enhancement, it is a property that should not be overlooked.

Offers In The Region Of
£600,000



- Well Presented
- Three Bedrooms
- Walking Distance To Local shops and Amenities

- Potential To Extend STPP
- Catchment Area For Schools
- Ease Of Access To A406

Hallway 5'9" x 7'7" (1.76 x 2.33)

Double glazed door to front aspect, stairs to first floor landing, double radiator, laminate flooring.

Lounge /Diner 12'0" x 21'2" (3.66 x 6.46)

Double glazed bay window to front aspect and double glazed window to rear, coved veiling, double radiator, laminate flooring, phone and TV aerial point, power points.

Kitchen 5'9" x 8'10" (1.76 x 2.70)

Double glazed window to rear aspect, tiled flooring and walls with tiled splash backs, integrated electric oven and gas hob, integrated extractor fan, dishwasher, space for fridge and freezer, plumbing for machine, door leading to garden.

First Floor Landing 6'0" x 8'7" (1.84 x 2.62)

Carpeted flooring.

Bathroom 6'0" x 5'1" (1.83 x 1.55)

Double glazed window to rear aspect, tiled walls and flooring, double radiator, panel enclosed bath, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap, low level flush w/c.

Bedroom One 11'1" x 11'10" (3.38 x 3.61)

Double glazed window to rear aspect, laminate flooring, single radiator and power points.

Bedroom Two 10'2" x 10'7" (3.10 x 3.25)

Double glazed window to rear aspect, laminate flooring, single radiator and power points.

Bedroom Three 1.71x2.43

Double glazed window to front aspect, laminate flooring, single radiator and power points.

Tenure & Council Tax

Tenure: Freehold

Council Tax Band: C

Annual Council Tax Estimate: £2,025

Construction Type: Brick Built

Flood Risk: Rivers & Sea: Very Low , Surface Water: Very Low



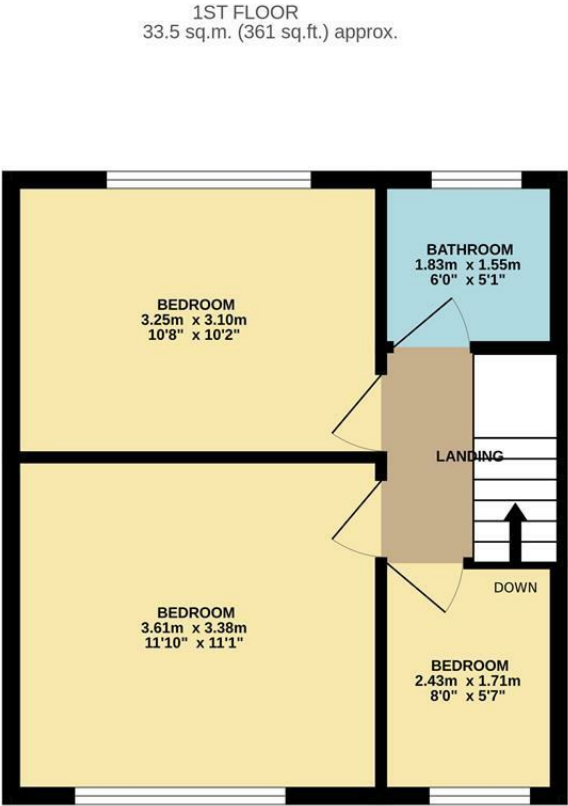
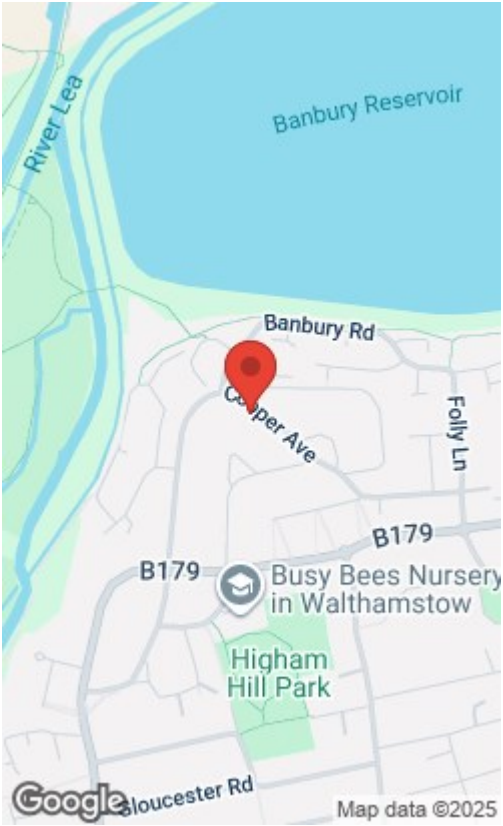


Kings
GROUP





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 68.0 sq.m. (732 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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