



[www.kings-group.net](http://www.kings-group.net)

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

Carlton Road, London, E17 5RA  
Offers In Excess Of £700,000



Kings Group are delighted to present this home on the charming Carlton Road in Walthamstow, this exquisite period property offers a delightful blend of classic elegance and modern convenience. With three well-proportioned bedrooms, this house is perfect for families or those seeking extra space. The property boasts a spacious reception room, ideal for entertaining guests or enjoying quiet evenings at home.

The modern kitchen is a standout feature, equipped with contemporary appliances and stylish finishes, making it a joy for any home cook. The two bathrooms provide ample facilities for residents and guests alike, ensuring comfort and privacy.

This home is presented in immaculate condition, allowing you to move in with ease and enjoy the surroundings from day one. The location is particularly advantageous, as it is within walking distance to local shops and amenities, providing everything you need for daily life just a stone's throw away.

Whether you are looking for a family home or a stylish retreat in the heart of London, this property on Carlton Road is sure to impress. With its period charm and modern touches, it offers a unique opportunity to experience the best of city living. Don't miss the chance to make this lovely house your new home.

Locality

Situated on Carlton Road. A short four minute walk from the property and you will discover the splendour and horticultural delights of Higham Hill Park, where you can take advantage of tennis courts, basketball courts, a children's play area as well as a community café. The newly refurbished Cheney Row Park which reopened in May 2019 is also only a brisk 13 minute walk away or a quick 4 minute bike ride and the park benefits from nature-themed play area for children, an outdoor amphitheatre, enhanced natural areas for plants and wildlife as well as a lot more. If you are looking to venture slightly further out then you are a 15 minute walk or 6 minute bike ride to London's largest nature reserve, the 500 acre Green Flag award-winning Walthamstow Wetlands where you can enjoy walking trails, bike rides and take in the picturesque scenery. You also have essential amenities just a stone's throw away, the Higham Hill Road Co-op & post office are only a short walk for your front door and you can enjoy a great Sunday roast at the tavern on the hill. Transportation links are also in huge supply, 5 bus stops are all under 0.24 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are 1.04 miles and 0.67 miles from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.39 mile catchment and offer a good to outstanding Ofsted rating.

Tenure: Freehold  
Council Tax Band: C  
Annual Council Tax Estimate: £1,932

Porch

**Reception**  
**13'9" x 24'3" (4.20 x 7.40)**  
Double glazed windows to the front aspect, double radiator, laminate flooring, power points, phone point.

**Kitchen**  
**8'2" x 15'5" (2.50 x 4.70)**  
Double glazed windows to the rear aspect, part tiled flooring, range of base and wall units with roll top work surfaces, gas hob, integrated electric oven, sink drainer unit, space for washing machine, power points.

First Floor Landing

**Bedroom One**  
**10'5" x 11'9" (3.20 x 3.60)**  
Double glazed windows to the front aspect, double radiator, laminate flooring, wardrobes, power points.

**Bedroom Two**  
**8'6" x 10'9" (2.60 x 3.30)**  
Double glazed windows to the rear aspect, double radiator, laminate flooring, wardrobes, power points.

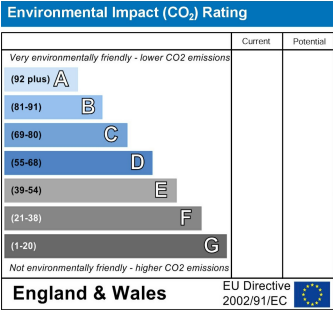
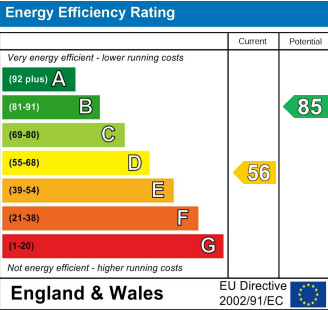
**First Floor Bathroom**  
**8'3" x 10'7" (2.53 x 3.25)**  
Double glazed windows to the rear aspect, tiled flooring, panel enclosed bath with mixer taps, shower cubicle, hand wash basin with mixer taps.

Second Floor Landing

**Bedroom Three**  
**13'5" x 20'11" (4.10 x 6.40)**  
Double glazed windows to the front and rear aspect, laminate flooring, power points.

**Second Floor Bathroom**  
**6'6" x 7'2" (2.00 x 2.20)**  
Double glazed windows to the rear aspect, shower cubicle, part tiled walls, hand wash basin with vanity unit.

**Garden**  
**14'9" x 52'1" (4.50 x 15.90)**



TOTAL FLOOR AREA: 111.0 sq.m (1195 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 for 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.  
Made with Metropix ©2024

