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**Billet Road, London, E17 5HE**  
**Offers Over £325,000**



Welcome to this charming two-bedroom house located in the desirable Winchester Court. This property boasts an impressive 538 square feet of well-designed living space, making it an ideal choice for first-time buyers, small families, or those looking to downsize.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The immaculate condition of the home ensures that you can move in without the need for any immediate renovations or repairs. The two bedrooms are generously sized, providing ample room for comfortable living and personalisation to suit your style.

The property features a well-appointed bathroom, designed for both functionality and comfort. With a long lease in place, you can enjoy peace of mind and stability in your new home. Additionally, being chain-free simplifies the buying process, allowing for a smoother transition into your new abode.

Winchester Court is situated in a sought-after area, offering convenient access to local amenities, schools, and transport links. This makes it an excellent choice for those who value both community and accessibility.

In summary, this delightful two-bedroom house in Winchester Court presents a wonderful opportunity for anyone seeking a well-maintained home in a prime location. Don't miss your chance to make this property your own.

Locality

Billet Road, located in Walthamstow, London E17 5NS, is a residential area within the Higham Hill ward of the London Borough of Waltham Forest. It offers a suburban feel while maintaining easy access to central London, making it a practical choice for families and commuters alike. The street primarily features mid-20th century terraced houses, many with generous interiors and private gardens.

Residents benefit from close proximity to green spaces like Lloyd Park, a popular destination for family outings and community events, as well as the expansive Walthamstow Wetlands, ideal for nature lovers. Lifestyle amenities are plentiful, with a good mix of independent shops, cafés, and restaurants nearby—particularly in Walthamstow Village, a historic enclave with a strong local character.

Transport links are convenient, with several bus routes servicing the area and nearby train stations, such as Northumberland Park, offering connections to the broader London network. Educational options are also well-regarded, with schools like Whittingham Primary Academy nearby and a range of primary and secondary schools in Walthamstow rated 'Good' to 'Outstanding' by Ofsted.

Tenure & Council Tax

Tenure: Leasehold  
Lease length: 99 Years Remaining  
Service Charge: £1300  
Ground Rent: £200  
Council Tax Band: C  
Annual Council Tax Estimate: £2,025  
Construction Type: Brick  
Flood Risk: Rivers & Sea-Very Low , Surface Water-Very Low

**Entrance Hall**  
Coved ceiling, single radiator, cupboard, laminate flooring.

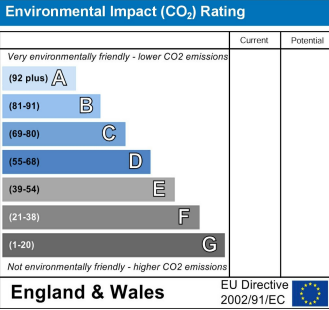
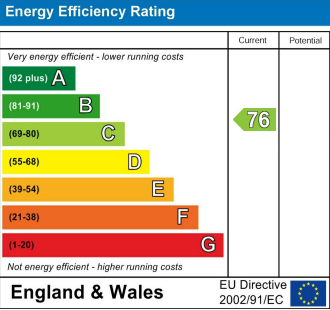
**Reception Room**  
**14'5 x 11'8 (4.39m x 3.56m)**  
Double glazed windows to the rear aspect, coved ceiling, single radiator, laminate flooring, power points, TV aerial point, telephone point.

**Kitchen**  
**9'10 x 7'5 (3.00m x 2.26m)**  
Double Glazed windows to the side aspect, single radiator, tiled flooring, tiled walls, work surfaces with roll top work surfaces, integrated cooker, electric oven, electric hob, extractor hood, sink drainer unit, space for fridge freezer, plumbing for washing machine, coved ceiling.

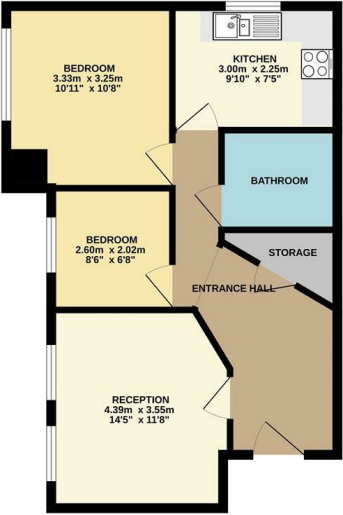
**Bedroom**  
**10'11 x 10'8 (3.33m x 3.25m)**  
Double glazed windows to the rear, coved ceilings single radiator, carpeted flooring, power points.

**Bedroom**  
**8'6 x 6'8 (2.59m x 2.03m)**  
double glazed windows to the rear aspect, coved ceiling, single radiator, carpeted flooring, power points.

**Bathroom**  
Coved ceiling, tiled walls, heated towel rail, tiled flooring, extraxtor, panel enclosed bath with mixer taps and shower attachment, hand wash basin with mixer taps.



THIRD FLOOR:  
50.0 sq.m. (538 sq.ft.) approx.



TOTAL FLOOR AREA: 50.0 sq.m. (538 sq.ft.) approx.

While 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 errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be made as to their operability or efficiency can be given.  
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