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248 Hoe Street
Walthamstow E17 3AX
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St Andrews Road, London, E17 6BB
Offers In Excess Of £600,000

Nestled in the vibrant area of Walthamstow, this charming house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it ideal for hosting gatherings or enjoying quiet evenings at home.

One of the standout features of this home is its potential for extension, subject to planning permission, allowing you to tailor the space to your specific needs. The property is chain-free, ensuring a smooth and efficient buying process.

Situated within walking distance of Blackhorse Road station, commuting to central London is both quick and easy, making this location perfect for those who work in the city. Furthermore, the property lies within a desirable catchment area for schools, making it an excellent choice for families seeking quality education for their children.

This delightful home in Walthamstow combines comfort, convenience, and potential, making it a must-see for anyone looking to settle in this thriving community. Don't miss the chance to make this property your own.

Locality

Enjoying this cherished location gives you a bounty of opportunities when it comes to indulging in everything the local area has to offer. From the increasingly popular Walthamstow beer mile to the alluring well maintained gardens of Lloyd Park, this location really does mean you are totally spoilt for choice when it comes to exploring the surrounding area. Once you have finished exploring the area you are perfectly placed to whisk yourself away into the capital via a short walk to Blackhorse Road, which will have you enjoying the enchanting London ambience within 25 minutes.

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: C
Annual Council Tax Estimate: £2,025
Construction: Brick Built
Floor Risk: Rivers & Seas-Very low, Surface Water-Very low

Hallway
6'0" x 25'5" (1.83 x 7.77)

Double radiator, carpeted flooring and smoke alarm.

Bathroom
7'7" x 8'1" (2.32 x 2.48)

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

Reception One
10'11" x 12'11" (3.33 x 3.96)

Double glazed window to front aspect, double gas heated radiator, carpeted flooring and power points.

Reception Two
9'0" x 7'7" (2.75 x 2.32)

Double glazed window to rear aspect, double gas heated radiator, carpeted flooring and power points.

Kitchen
8'0" x 9'8" (2.46 x 2.95)

Single glazed window to side aspect, laminate flooring, walls with tiled splash backs, range of base & walls units with roll top work surfaces, freestanding cooker with gas oven and hob, extractor fan, sink with drainer unit, plumbing for washing machine and power points.

First Floor Landing
4'11" x 11'11" (1.50 x 3.65)

Bedroom One
10'10" x 14'1" (3.31 x 4.31)

Double glazed window to front aspect, double gas heated radiator, carpeted flooring and power points.

Bedroom Two
8'8" x 11'2" (2.66 x 3.41)

Double glazed window to rear aspect, double gas heated radiator, carpeted flooring and power points.

Bedroom Three
8'0" x 9'3" (2.44 x 2.83)

Double glazed window to rear aspect, double gas heated radiator, carpeted flooring and power points.

Conservatory
5'3" x 8'3" (1.62 x 2.53)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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