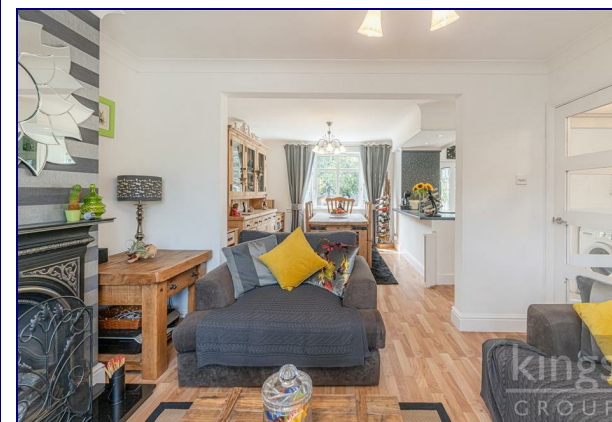




www.kings-group.net

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

Cooper Avenue, London, E17 5PN
Offers In The Region Of £600,000

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.

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.

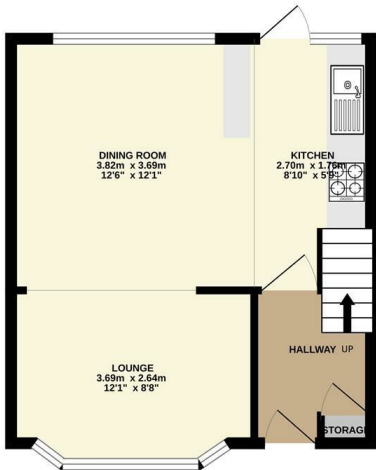
Tenure & Council Tax

Tenure: Freehold
Council Tax Band: C
Annual Council Tax Estimate: £2,025
Construction Type: Brick Built
Flood Risk: Rivers & See: Very Low , Surface Water: Very Low

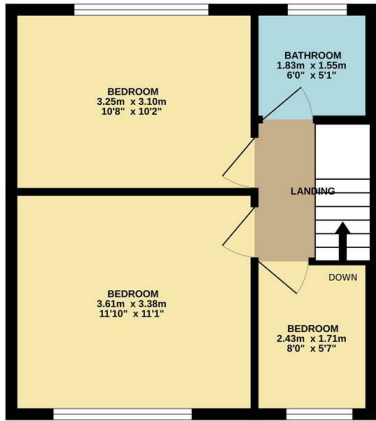
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(21-34) E		
(9-20) F		
(1-8) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
34.3 sq.m. (370 sq.ft.) approx.



1ST FLOOR
33.5 sq.m. (361 sq.ft.) approx.



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 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 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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