



**201 Boundary Road,  
Walthamstow**

**Offers In Excess Of  
£600,000 Freehold**





# 201 Boundary Road, Walthamstow

248 Hoe Street, Walthamstow, London,  
E17 3AX

020 8521 1122  
[www.kings-group.net](http://www.kings-group.net)

- Chain Free
- Three Bedroom House
- Potential To Extend STPP
- Walking Distance To Walthamstow Central Station
- Private Garden
- Walking Distance To Local Shops And Amenities

Kings Group are delighted to welcome you to this charming terraced house located on Boundary Road in Walthamstow. This property boasts a spacious 1,184 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing after a long day. With three bedrooms, there is plenty of space for a home office, guest room, or a growing family. The bathroom offers convenience and comfort for all residents.

One of the highlights of this property is the private garden, a tranquil oasis in the heart of the city. Imagine enjoying your morning coffee or hosting summer barbecues in this lovely outdoor space.

For those with a keen eye for potential, this house offers the opportunity to extend, subject to the necessary planning permissions. This means you can truly make this house your own and tailor it to your specific needs and desires.

Located within walking distance to local shops and amenities, this property offers the perfect blend of convenience and comfort. And with the added bonus of being chain-free, you can move in hassle-free and start enjoying your new home right away.

Don't miss out on the chance to own this wonderful property in a sought-after location. Book a viewing today and envision the endless possibilities that this house on Boundary Road has to offer.

## Locality

Enjoying this prized location gives you a wealth of options when it comes to indulging in everything Walthamstow has to offer. A brisk twenty minute walk or a short seven minute bike ride and you will be in the centre of the famous Walthamstow village which is one of the most charming and oldest villages in London (the original settlement dates back to 1086), Walthamstow Village is a little slice of country life in London and renowned for its local produce shops and historic buildings. When it comes to amenities you have everything you could ever need, all located on the famous 1km Walthamstow Market which is only 0.9 miles from your front door. A range of enterprising independent businesses compliment the market and provide the quintessential neighbourhood to accommodate everything your heart desires. Other Amenities such as Crate at St James Street, The Curious Goat at Old Brewer Way & Iyo Sushi on Markhouse Road all within walking distance and provide the ideal local conveniences that you could ever ask for. Public transport is also easily accessible right from your door step, with bus stops at Lea Bridge Road just 0.14 miles & 0.15 miles away as well as bus stops at Markhouse Road & Shortlands Road both just 0.24 miles away. Underground and over ground stations such as Walthamstow Central & Queens Road are just 0.64 miles & 0.54 miles away respectively, while national rail stations including Lea Bridge Road are under 1 mile from the property. Finally the property gives access to a bounty of nursery, primary and secondary schools all within walking distance. Low Hall Nursery, South Grove Primary and Kelmscott Secondary schools are all under 0.46 miles from your front door and offer both good and outstanding Ofsted ratings.

## Tenure & Council Tax

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

## Hallway 11'11" x 3'11" (3.64 x 1.21)

Stairs to first floor landing, understairs storage cupboard, coved ceiling, laminate flooring, single radiator.

## Reception Room 25'9" x 12'8" (7.87 x 3.87)

Double glazed windows to the front aspect, coved ceiling, Double radiator, Laminate flooring, phone point, TV aerial point, Power points, Patio doors leading to the garden.

## Kitchen 8'10" x 7'8" (2.71 x 2.35)

Double glazed windows to the rear aspect, single radiator, tiled flooring, tiled walls, range of base and wall units with roll top work surfaces, integrated cooker, electric oven, electric hob, extractor hood, plumbing for washing machine, power points.

## Conservatory 11'4" x 9'8" (3.46 x 2.95)

Double glazed windows to the rear and side aspect, laminate flooring, power points.

## Landing 7'11" x 3'2" (2.42 x 0.97)

Open balustrading, storage cupboard, laminate flooring.

## Bedroom One 14'6" x 12'2" (4.44 x 3.73)

Double glazed windows to the front aspect, coved ceiling, laminate flooring, fitted wardrobes, power points.

## Bedroom Two 10'2" x 12'5" (3.11 x 3.8)

Double glazed windows to the rear aspect, coved ceiling, double radiator, laminate flooring, power points.

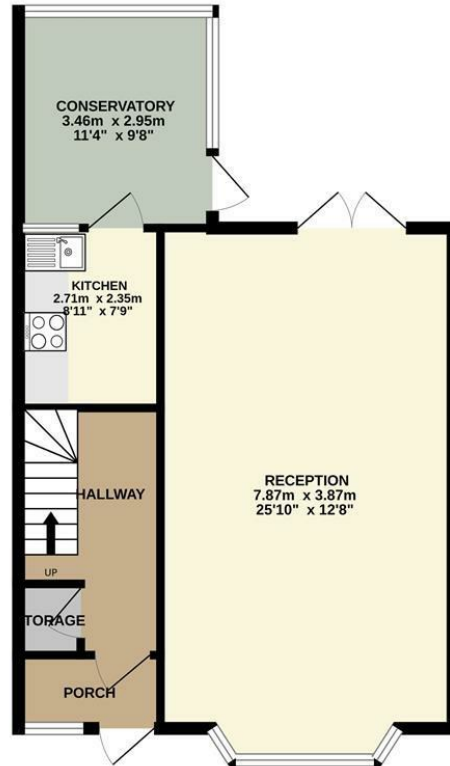
## Bedroom Three 8'5" x 7'8" (2.59 x 2.34)

double glazed windows to the front aspect, coved ceiling, single radiator, laminate flooring, power points.

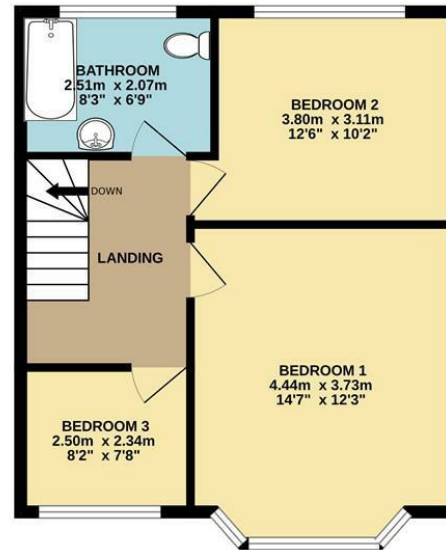
## Bathroom 6'9" x 8'2" (2.07 x 2.51)

Double glazed opaque windows to the rear aspect, tiled walls, single radiator, laminate flooring panel enclosed bath with thermostatically controlled shower, hand wash basin with mixer taps.

GROUND FLOOR  
50.9 sq.m. (548 sq.ft.) approx.



1ST FLOOR  
42.8 sq.m. (461 sq.ft.) approx.



TOTAL FLOOR AREA: 93.8 sq.m. (1010 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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