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Penrhyn Avenue, London, E17 5BJ
Offers In Excess Of £625,000

Nestled in the desirable Lloyd Park area of Walthamstow, this charming house on Penrhyn Avenue presents an excellent opportunity for both families and investors alike. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. The single reception room is inviting and offers a perfect setting for relaxation or entertaining guests.

The house features a bathroom that caters to the needs of a modern household, ensuring convenience for all residents. One of the standout features of this property is the private garden, a delightful outdoor space ideal for enjoying sunny days or hosting gatherings with family and friends.

Being chain-free, this home allows for a smooth and straightforward purchasing process, making it an attractive option for those looking to move quickly. Additionally, there is potential to extend the property, subject to planning permission, which opens up exciting possibilities for personalisation and expansion.

With its prime location in Lloyd Park, residents will benefit from a vibrant community atmosphere, along with easy access to local amenities and transport links. This house is not just a place to live; it is a canvas for your future. Whether you are looking to settle down or invest, this property is a must-see.

Hallway
5'8" x 13'6" (1.73 x 4.12)

Stairs to first floor landing, under stairs storage, textured ceiling, double radiator, laminate flooring and smoke alarm.

Reception
11'2">8'6" x 23'1" (3.41>2.60 x 7.04)

Double glazed window to front aspect and door to rear, covered ceiling, two double radiators, laminate flooring, tiled surrounded fireplace, TV aerial point and power points.

Kitchen
8'1" x 8'5" (2.47 x 2.58)

Single glazed window and door to rear, laminate flooring, walls with tiled splash backs, range of base & wall units with roll top units, integrated cooker with gas oven and electric oven, extractor with hood, sink with drainer unit, and power points.

Conservatory
6'5" x 8'3" (1.96 x 2.52)

Double glazed window and door to rear aspect and tiled flooring.

First Floor Landing
5'8" x 7'9" (1.73 x 2.38)

Laminate flooring and power points.

First Floor Bathroom
5'7" x 5'8" (1.72 x 1.75)

Double glazed window to rear aspect, tiled walls and flooring, panel enclosed bath with mixer tap and shower attachment, electric shower, hand wash basin with mixer tap and low level flush.

Bedroom One
10'0" x 13'8" (3.07 x 4.17)

Double glazed to front aspect, coved ceiling, double radiator, laminate flooring, two build in wardrobes and power points.

Bedroom Two
8'4" x 10'9" (2.56 x 3.29)

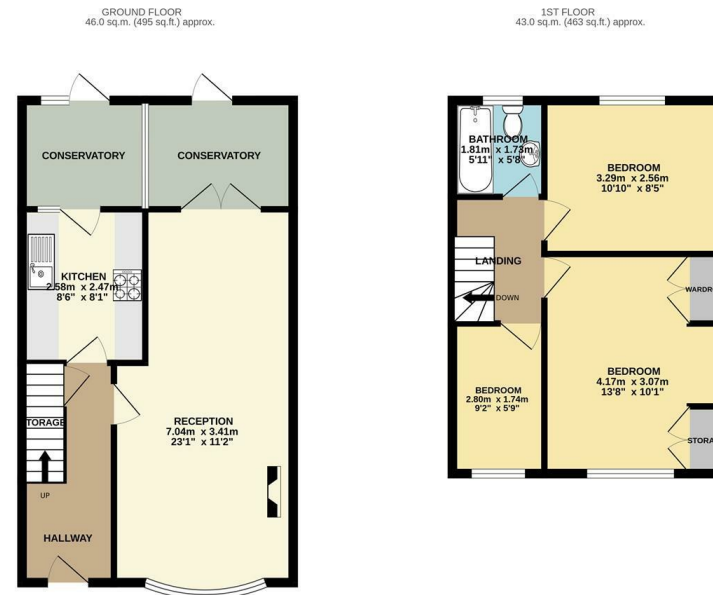
Double glazed to rear aspect, double radiator, laminate flooring and power points.

Bedroom Three
5'8" x 9'2" (1.74 x 2.8)

Double glazed to front aspect, textured ceiling, double radiator, laminate flooring and power points.

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			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 89.0 sq.m. (958 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. They plan is for guidance purposes only and should be used to assist in any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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