



Penrhyn Avenue, E17 5DA
London

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Nestled in the charming area of Penrhyn Avenue, This delightful terraced house offers a perfect blend of modern living and traditional comfort. With four bedrooms, this property is ideal for families seeking ample space to grow and thrive. The two well-appointed reception rooms provide versatile areas for relaxation and entertainment, ensuring that there is room for everyone to enjoy.

The heart of the home is undoubtedly the extended open-plan kitchen diner, which creates a warm and inviting atmosphere for family meals and gatherings with friends. This contemporary space is designed for both functionality and style, making it a joy to cook and dine in.

The property boasts two bathrooms, providing convenience for busy households. Additionally, the large garden is a standout feature, offering a private outdoor retreat for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days.

For those with vehicles, the driveway adds an extra layer of convenience, making parking hassle-free. The location is particularly appealing, being in close proximity to Lloyds Park, which offers beautiful green spaces for leisurely strolls, picnics, and recreational activities.

This terraced house on Penrhyn Avenue is a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-designed home. With its generous living spaces, modern amenities, and a lovely garden, this property is sure to attract interest from discerning buyers. Don't miss the chance to make this charming house your new home.

Offers In Excess Of £800,000



- **Four Bedrooms**
- **Two Bathrooms**
- **Large Rear Garden**

Tenure & Council Tax

Tenure: Freehold

Council Tax Band: C

Annual Council Tax Estimate: £2,025

Construction: Brick Built

Flood Risk: Rivers & Seas-Very low, Surface Water-Very low

Hallway 5'9" x 14'7" (1.76 x 4.46)

Double radiator, Engineered oak flooring, power points and smoke alarm.

Reception 11'2" x 11'4" (3.42 x 3.47)

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

Kitchen 17'3" x 24'9" (5.26 x 7.56)

Double glazed window to rear aspect, double radiator, laminate flooring, space for fridge freezer, integrated cooker with gas oven and hob, extractor fan with hood, sink with drainer unit, integrated dishwasher, plumbing for washing machine,, power points and door leading to garden.

First Floor Landing 5'8" x 10'1" (1.74 x 3.08)

Carpeted flooring and power points.

First Floor Bathroom 5'8" x 6'5" (1.75 x 1.98)

Bedroom One 8'11" x 14'3" (2.73 x 4.35)

Double glazed window to front aspect, double radiator, carpeted flooring, build in wardrobe and power points.

Bedroom Two 8'9" x 10'1" (2.69 x 3.08)

Double glazed window to rear aspect, double radiator, laminate flooring, build in wardrobe and power points.

- **Split Over Three Floors**
- **Well Presented**
- **Extended Kitchen Diner**

Bedroom Three 5'9" x 7'2" (1.77 x 2.2)

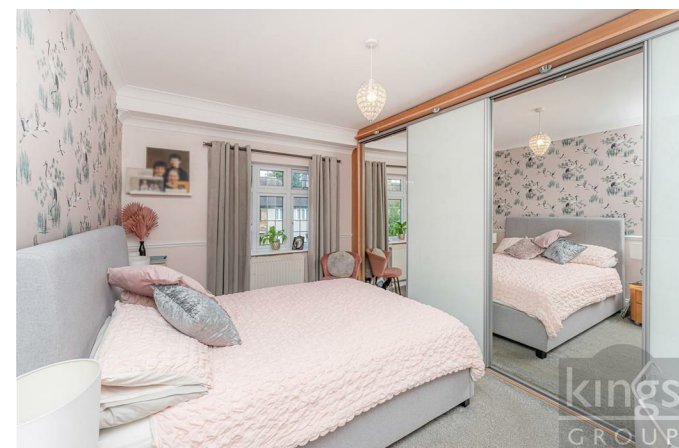
Double glazed window to front aspect, double radiator, carpeted flooring and power points.

Loft Room 10'5" x 17'9" (3.18 x 5.42)

Double glazed window to side aspect, double radiator, laminate flooring, Eaves storage and power points.

En Suite 4'11" x 5'7" (1.50 x 1.74)

Double glazed window to rear aspect, extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap, low level flush w/c and Eaves storage.





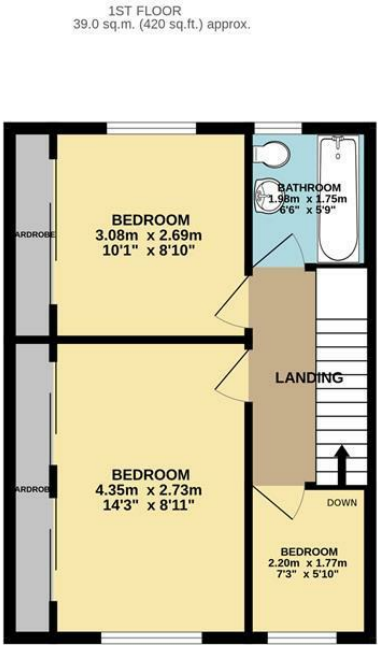
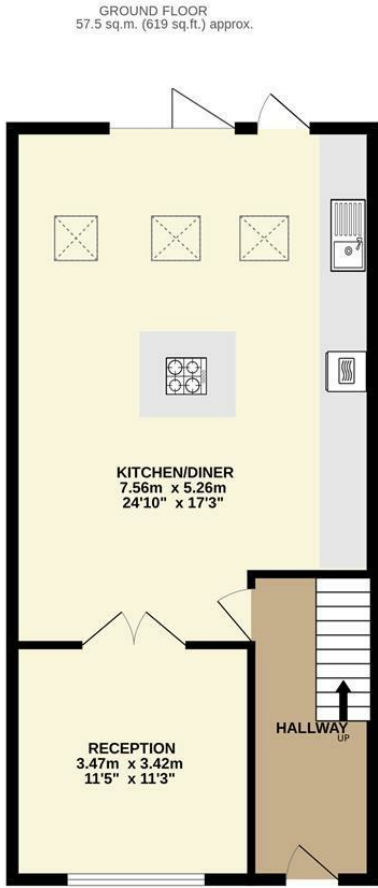


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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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 : 124.8 sq.m. (1344 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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