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248 Hoe Street
Walthamstow E17 3AX
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Rushbrook Crescent, London, E17 5BZ
Asking Price £1,000,000

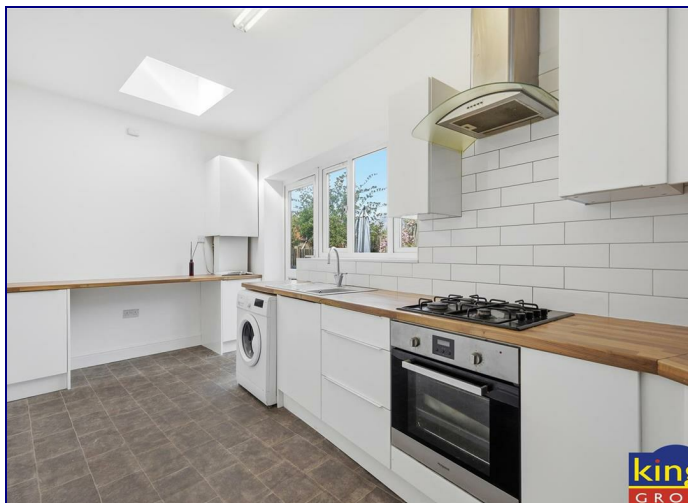
Nestled in the desirable area of Rushbrook Crescent, London, this charming end-terrace house offers a wonderful opportunity for families and individuals alike. Spanning an impressive 1,292 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

With four well-proportioned bedrooms, there is ample space for everyone to find their own sanctuary. The two bathrooms provide convenience and comfort, catering to the needs of a busy household. The property is chain-free, allowing for a smooth and efficient purchase process.

One of the standout features of this home is its potential for extension, subject to planning permission. This offers the exciting possibility to personalise and expand the living space to suit your lifestyle.

Additionally, the location is a significant advantage, as it is within walking distance to Lloyds Park, providing a lovely green space for outdoor activities and relaxation.

This property presents a fantastic opportunity to create a family home in a sought-after area of London. With its generous living space, potential for enhancement, and proximity to local amenities, it is not to be missed.



Hallway

15'0" > 11'8" x 6'6" / 42'7" > 4'9" (4.57m > 3.56m x 1.98m / 12.98m > 1.45m)

Double glazed window to front aspect, under stairs cupboard, laminate flooring, double radiator and power points.

Reception

6'3" > 4'3" x 13'6" (1.91m > 1.30m x 4.11m)

Double radiator, single radiator and power points.

Kitchen

8'4" > 5'0" x 19'3" (2.54m > 1.52m x 5.87m)

Double glazed window to rear aspect and door leading to garden, double radiator, vinyl flooring, walls with part tiled backs, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and gas hob, extractor with hood, sink with drainer, space for fridge freezer, plumbing for washing machine and power points.

First Floor Landing

First Floor Bath

14'9" x 5'2" > 2'10" (4.52 x 1.58 > 0.87)

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

Bedroom One

14'4" x 11'1" (4.37m x 3.38m)

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

Bedroom Two

12'6" x 11'4" (3.83 x 3.46)

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

Bedroom Three

6'2" x 11'7" (1.89 x 3.54)

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

Second Floor Shower

4'10" x 8'7" (1.47m x 2.62m)

Double glazed window to side aspect, shower cabin with thermostatically controlled shower, vinyl flooring and part tiled walls, hand wash basin with mixer tap, low level flush w/c.

Bedroom Four

9'7" x 13'0" + 6'4" x 6'6" (2.92m x 3.96m + 1.93m x 1.98m)

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

SHOP

Shop Floor

14'0" x 31'3" + 12'9" x 13'6" (4.27m x 9.53m + 3.89m x 4.11m)

Window and door to front aspect.

Storage

4'8" x 7'9" (1.42m x 2.36m)

Storage

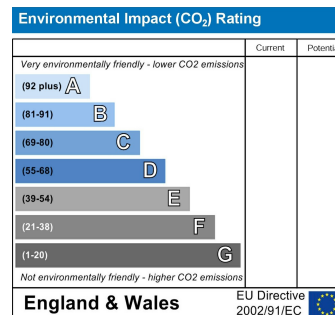
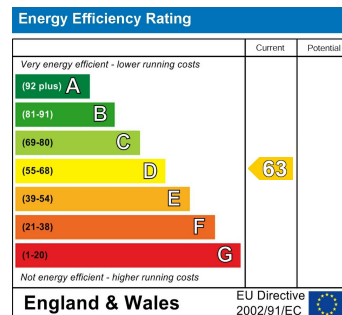
11'5" x 11'11" (3.48m x 3.63m)

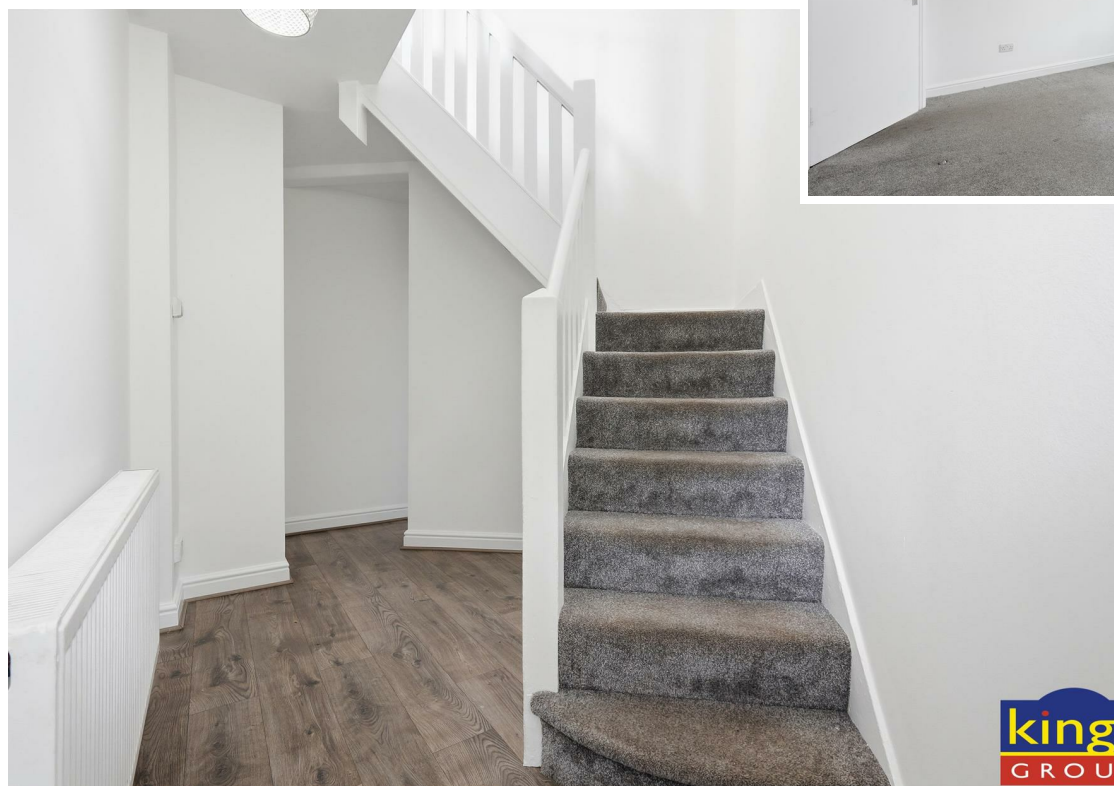
Double glazed window to front and side aspect.

WC

5'9" x 6'5" (1.75m x 1.96m)

Hand wash basin with mixer tap and low level flush w/c.





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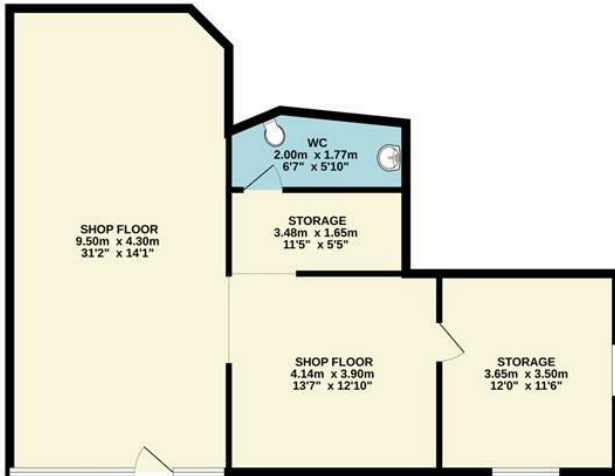
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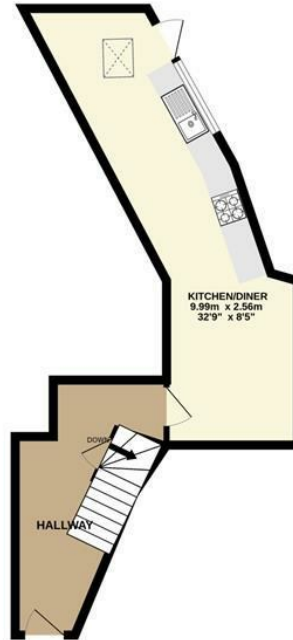
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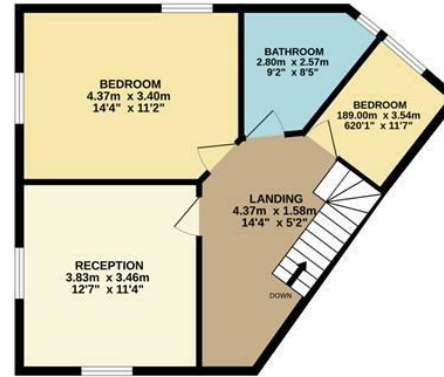
GROUND FLOOR-SHOP
75.0 sq.m. (807 sq.ft.) approx.



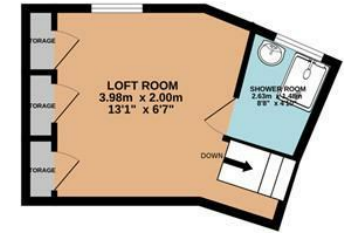
GROUND FLOOR
31.6 sq.m. (341 sq.ft.) approx.



1ST FLOOR
48.4 sq.m. (521 sq.ft.) approx.



2ND FLOOR
20.6 sq.m. (222 sq.ft.) approx.



TOTAL FLOOR AREA : 175.7 sq.m. (1891 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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