

Buxton Road, E17 7EJ  
London





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## Buxton Road, E17 7EJ

Nestled on the desirable Buxton Road in London, this charming house presents an excellent opportunity for families and professionals alike. With three spacious double bedrooms, this property offers ample room for comfortable living. The well-proportioned reception room provides a welcoming space for relaxation and entertaining guests.

The house features a conveniently located bathroom, ensuring practicality for everyday use. One of the standout aspects of this property is its potential for extension, subject to planning permission, allowing you to tailor the space to your specific needs and preferences.

Being chain-free, this home offers a smooth transition for prospective buyers, making it an attractive option for those looking to move quickly. Additionally, the property is within walking distance to Walthamstow Central, providing excellent transport links and easy access to a variety of local amenities, shops, and eateries.

This residence is not just a house; it is a place where you can create lasting memories. With its prime location and generous living space, it is a must-see for anyone seeking a new home in London. Don't miss the chance to explore the potential this property has to offer.

## Offers In The Region Of £750,000



- Chain Free
- Central Walthamstow Location
- Three Bedrooms

#### 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 2'11" x 4'10" x 22'11" (0.90 x 1.48 x 7.00)

Double glazed door to front aspect, double radiator and laminate flooring.

#### Reception One 11'1" x 11'5" (3.39 x 3.48)

Double glazed bay window to front aspect, double radiator, laminate flooring TV aerial point and power points.

#### Reception Two 9'1" x 11'4" (2.79 x 3.47)

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

#### WC 2'7" x 11'0" (0.80 x 3.37)

Double glazed window to rear aspect, tiled flooring and part tiled walls, low level flush w/c.

#### Bathroom 3'10" x 7'11" (1.17 x 2.43)

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

#### Kitchen 7'8" x 19'10" (2.36 x 6.07)

double glazed bay window and door to side aspect, laminate flooring, double radiator, freestanding gas cooker, space for fridge-freezer plumbing for washing machine, power points.

- Potential To Extend STPP
- Two Reception Rooms
- Council Tax Band: C

#### First Floor Landing 4'8" x 11'9" (1.44 x 3.60)

Carpeted flooring and loft access.

#### Bedroom One 11'6" x 14'7" (3.52 x 4.45)

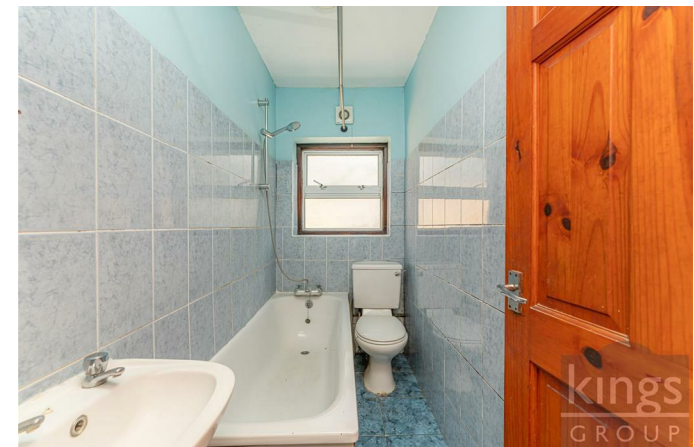
Double glazed windows to front aspect, carpeted flooring, double radiator and power points.

#### Bedroom Two 13'5" x 7'10" (4.10 x 2.40)

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

#### Bedroom Three 9'10" x 14'7" (3.52 x 4.45)

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





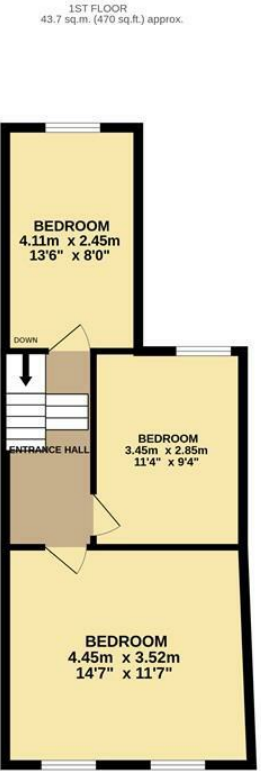
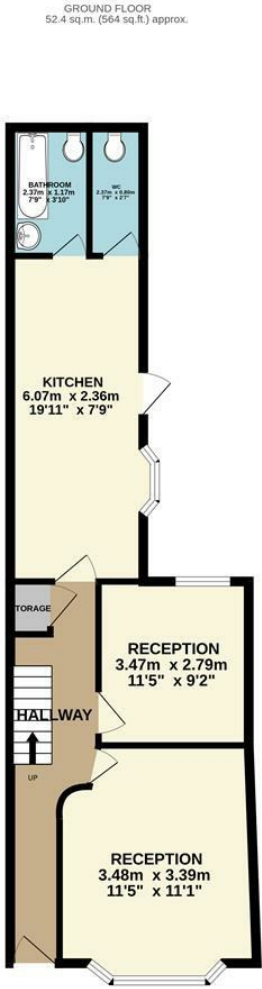
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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales   |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC   |         |           |



TOTAL FLOOR AREA: 96.1 sq.m. (1034 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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