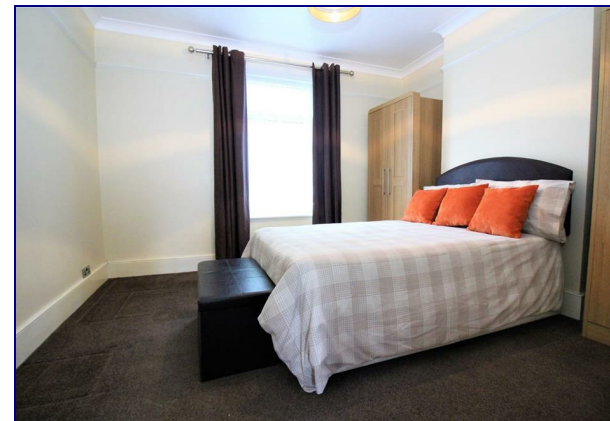




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Walthamstow E17 3AX
Tel: 020 8521 1122

Claremont Road, London, E17 5RJ
Offers In Excess Of £625,000

Kings Group estate agents are proud to present this beautiful two bedroom semi-detached property. The property is being sold on a chain free basis and is located on the gorgeous tree-lined street of Claremont Road. You are greeted at the property by a stunning brick built wall that is topped with a trimmed evergreen hedge. A well maintained paved front and side garden give access to the fully double glazed composite front door. The door gives access to a spacious and bright entrance hall that has ample space to remove coats and shoes. The entrance hall gives access to firstly a large reception room located to the front aspect and benefits from a sizeable bay window that floods the room with natural light as well as adding additional floor space to this already generously sized room. The second reception room is located to rear of the property and also benefits from a gorgeous double glazed window that overlooks the rear garden. The fully fitted kitchen flows effortlessly off of the second reception room and also gives access to a lobby area and ground floor fully tiled three piece bathroom. The lobby area gives access to the south facing rear garden and is an ideal space for entertaining in the summer months. Back inside the property and up the stairs you are greeted with a spacious first floor landing. The landing gives access to a large double bedroom that is located to the front of the property and has more than enough room to house a large double bed as well as additional storage. The landing also gives access to another double bedroom located to the rear of the property. This room benefits from a spacious fully tiled en-suite which consists of a corner bath, Shower cubicle, Hand wash basin with vanity unit and a low level flush w/c. Loft access is also available on the first floor and has the potential to add both space and value (stpp).

The property is situated just off of Higham Hill road and has easy access to both Hillyfield Primary Academy and Whittingham Community Primary School as well as the local shops, pub and restaurants on Higham Hill road itself. A short half a mile walk and you will be on the Victoria line via Blackhorse Road as well as half a mile in the other direction and you will have access to Lea Valley Park with access to the lakes, bicycle tracks and bridle paths.

Entrance Hall

6'9" x 4'3" (2.08 x 1.30)

Double glazed composite door to side aspect, Single radiator, Laminate flooring, Telephone point & Power points.

Reception Room One

13'11" x 12'0" (4.25 x 3.67)

Double glazed bay window to front aspect, Coved ceiling, Dado rail, Single radiator, Laminate flooring, Phone point, TV point and Power points.

Reception Room Two

12'0" x 10'10" (3.68 x 3.31)

Double glazed window to rear aspect, Coved ceiling, Dado rail, Laminate flooring, Power points and Under stairs storage cupboard.

Kitchen

7'6" x 9'5" (2.31 x 2.89)

Double glazed window to side aspect, Double radiator, Tiled flooring, Tiled splash backs, Range of base and wall units with roll top work surfaces, Integrated cooker with electric oven and gas hob, Chimney style extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Coved ceiling and Power points.

Lobby

2'7" x 5'3" (0.81 x 1.61)

Double glazed door to side aspect, Tiled flooring, Storage & boiler cupboard.

Ground Floor Bathroom

6'9" x 5'4" (2.06 x 1.63)

Double glazed opaque window to rear aspect, Spotlights, Tiled walls, Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with mixer taps, Hand wash basin with mixer taps and vanity unit, Low level flush w/c.

First Floor Landing

4'5" x 11'11" (1.36 x 3.65)

double glazed windows to the front aspect, stripped wood flooring, coved ceilings and power points.

Bedroom One

10'11" x12'1" (3.34 x3.69)

double glazed window to the rear aspect, coved ceilings, dado rail, stripped wood flooring and crome power points

En-Suite

9'10" x 7'4" (3.00 x 2.26)

Double glazed window to the rear aspect, tiled walls, heated towel rail, tiled flooring, panel enclosed corner bath with mixer taps, thermostatically controlled shower cubicle, wash hand vanity unit and low level WC.

Bedroom Two

11'0" x 11'0" (3.37 x 3.37)

Double glazed window to the front aspect, dado rail, single radiator, carpeted flooring and power points.

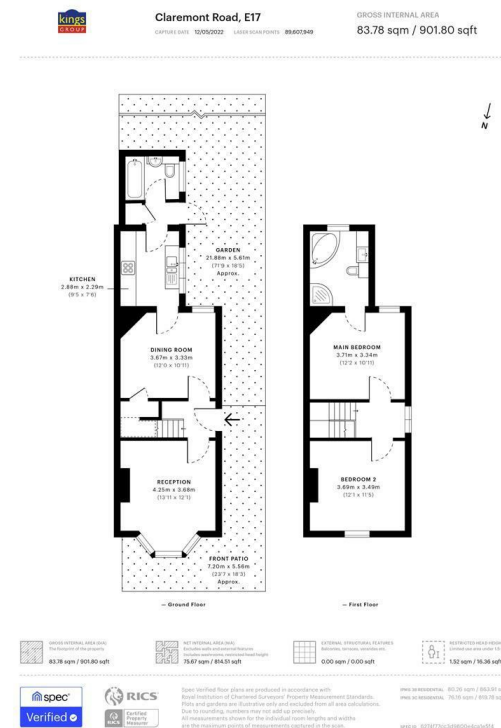
Garden

50'10" x 17'10" + 9'8" x 19'7" + 5'10" x 13'1" (15.51 x 5.45 + 2.97 x 5.98 + 1.80 x 3.99)

Mainly laid to lawn with plant and shrub borders, Fence panels, Side access and Water tap.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 		



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