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Phoenix Close, London, E17 5YD
Offers In Excess Of £535,000

Kings Group estate agents are proud to present this beautiful three bedroom staggered terrace property. The property is being sold on a chain free basis and benefits from solar panels that help reduce your electricity bills. You are greeted at the property by a substantial front garden that gives access to your front door. Through the front door and you are presented with a spacious and bright entrance that is also wider than the average property in this location. The first room accessible from the entrance hall is the gorgeous and sizeable kitchen/diner. This room has been maintained to a very high standard and houses the Vaillant Combination boiler that was only serviced in July of this year. The next room accessible from the entrance hall is the ground floor w/c and is finished with beautiful tile affect lino flooring as well a gorgeous tree decal above the w/c. The generously sized lounge is located to the rear of the property and flows effortlessly into the 75ft rear garden. The garden has been separated into two sections. The first section comprises of a glorious lawn with plant and shrub borders that flows into a second secluded section located to the rear of the garden that benefits from a decked seating area that is an ideal location for relaxing in the summer months. Back inside the property and up the stairs you are greeted by a spacious and bright first floor landing. The landing gives access to all three double bedrooms as well as benefitting from a built in storage cupboard and loft access which has the potential to add both space and value (stpp). The property is also located with direct access to the north circular as well as being within walking distance to Black Horse Road station. Lea Valley is also easily accessible so country walks; bridle paths and cycling tracks are all on your doorstep. Finally the ever popular Lloyd's Park is within walking distance so both Lloyd's Park and The William Morris Gallery are just a seven minute walk away.

Entrance Hall
7'0" x 16'3" (2.14 x 4.96)

Double glazed door to front aspect, Stairs to first floor landing, Under stairs storage area, Gas/electric meter cupboard, Single radiator, Laminate flooring and Power points.

Lounge
13'1" x 16'0" (3.99 x 4.90)

Double glazed windows to rear aspect, Double radiator, Laminate flooring, TV point, Phone point, Power points and Double glazed French doors leading to garden.

Kitchen
8'7" x 12'4" (2.62 x 3.77)

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

Ground Floor w/c
3'6" x 6'10" (1.09 x 2.10)

Tiled splash backs, Lino flooring, Hand wash basin with mixer tap and Low level flush w/c.

First Floor Landing
7'2" x 12'2" (2.19 x 3.73)

Loft access, Single radiator, Power points and Storage cupboard.

Bedroom One
8'6" x 14'11" (2.60 x 4.55)

Double glazed window to front aspect, Single radiator, Laminate flooring, Built in wardrobes and Power points.

Bedroom Two
14'4" x 8'6" (4.37 x 2.61)

Double glazed window to rear aspect, Single radiator, Laminate flooring and Power points,.

Bedroom Three
7'2" x 10'10" (2.20 x 3.31)

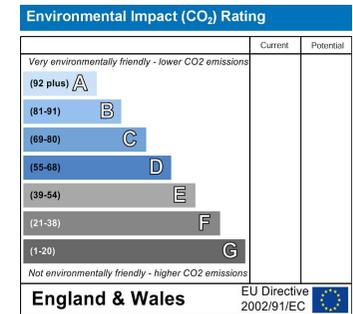
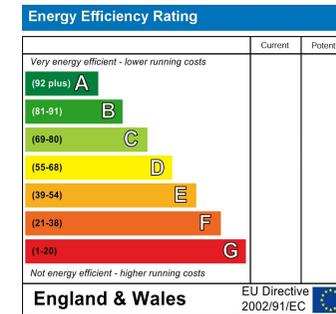
Double glazed window to rear aspect, Single radiator, Laminate flooring and power points.

First Floor Bathroom
6'4" x 7'1" (1.94 x 2.18)

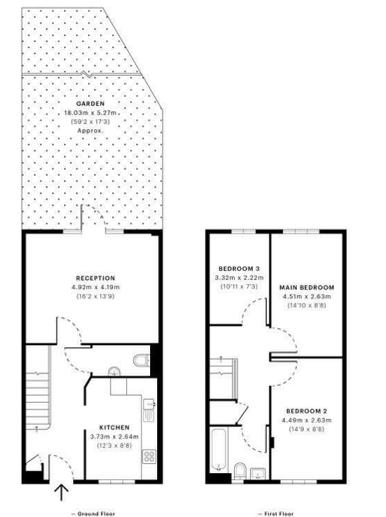
Double glazed window to front aspect, Tiled splash backs, Single radiator, Lino flooring, Extractor fan, Panel enclosed bath with mixer tap and shower attachment, Hand wash basin with mixer tap and pedestal, Low level flush w/c.

Garden
17'9" x 75'3" (5.43 x 22.96)

Mainly laid to lawn with plant and shrub borders, Fence panels, Wooden shed with power and Decking.



Phoenix Close, E17
GROSS INTERNAL AREA: 88.74 sqm / 955.19 sqft



*Open market floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Data and graphics are for reference only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements are for the individual room lengths and widths, not the maximum points of measurement captured on the scan.

