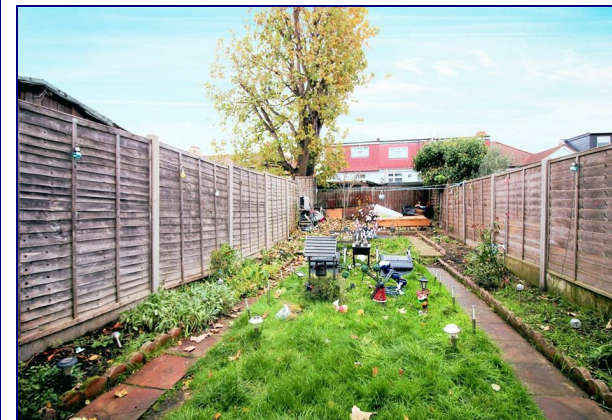




www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Burwell Road, London, E10 7QG
Offers In Excess Of £525,000

Kings Group estate agents are proud to present this beautiful three bedroom mid terrace property. The property benefits from being fully re-wired as well as being sold with a completed onward chain. The property is located in the gorgeous tree-lined street of Burwell Road and you are greeted at the property by a beautiful brick built wall and Chelsea bow style steel gate. The gate opens onto a well maintained paved patio that gives access to the fully enclosed porch. The porch opens into the main front door and has ample space to remove coats and shoes. As you walk through the main front door you are presented with a spacious and bright entrance hall. The entrance gives access to the 25ft through lounge. This lounge benefits from a bay window as well as French doors that overlook the rear garden. The room is bathed in natural light from both ends and is an ideal space for lounging and entertaining. The fully fitted kitchen is also accessible from the entrance hall and comes with integrated appliances as well as giving another access into the rear garden. The east facing 50ft rear garden has bundles of potential, Whether you are looking to do a single storey rear extension or landscape this space, you have a lot of options for entertaining potential in the months to come. Back inside the property and up the stairs and you are presented with a spacious first floor landing. The landing gives access to two double bedrooms, a single bedroom as well as the three piece family bathroom. Loft access is also available on the landing and has the potential to add both space and value (stpp).

The property is located close to Lea Bridge Road stations so transport links are easily accessible. The local bus route's are within four minutes walking distance from the property and has buses running to central London, Walthamstow Central and Whipps Cross, Further up Lea Bridge Road buses to Blackhorse Road Station, Leyton and Stratford. The W19 which runs via Argyll Ave runs via Walthamstow Central, Whipps Cross Hospital then onto Ilford, Lea Bridge Road amenities are within walking distance so you are spoilt for choice for shops, bars and restaurants. The property also benefits from being within walking distance to Lea Bridge Road station which has direct access to Stratford and also Tottenham Hale station and onwards to Stanstead airport. The local landmarks like Westfield shopping centre, Lea Valley Park, Olympic park and Epping Forest are all very close and easily accessible.

Porch
5'0" x 2'7" (1.53 x 0.80)

Single glazed window and door to front and side aspect,

Entrance Hall
11'7" x 4'11" (3.54 x 1.51)

Double glazed opaque door and windows to front aspect, Coved ceiling, Spotlights, Stairs to first floor landing, Under stairs storage cupboard and Power points.

Through Lounge
25'0" x 10'11" (7.64 x 3.35)

Double glazed bay window to front aspect, Coved ceiling, Laminate flooring, telephone point, TV point, Power points and Double glazed patio door leading to garden.

Kitchen
6'2" x 10'3" (1.90 x 3.13)

Double glazed window to rear aspect, Tiled flooring, Tiled splash backs, Range of base and wall units with flat top work surfaces, Integrated cooker with electric oven and gas hob, Integrated with extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Power points, Combination boiler and Double glazed French doors leading to garden.

First Floor Landing
8'2" x 6'2" (2.51 x 1.88)

Loft access, Laminate flooring and Power points.

Bedroom One
9'8" x 11'11" (2.95 x 3.64)

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

Bedroom Two
9'8" x 11'3" (2.95 x 3.44)

Double glazed window to rear aspect, Coved ceiling, Double radiator, Laminate flooring, Phone point, TV point and Power points,

Bedroom Three
6'2" x 7'11" (1.88 x 2.42)

Double glazed bay window to front aspect, Coved ceiling, Double radiator, Laminate flooring and Power points.

First Floor Bathroom
6'9" x 5'11" (2.07 x 1.82)

Double glazed opaque window to rear aspect, Coved ceiling, Spotlights, Heated towel rail, Tiled Flooring, Panel enclosed bath with mixer tap and shower attachment, Hand wash basin with mixer tap and pedestal, Low level flush w/c.

Garden
16'4" x 50'5" (4.98 x 15.37)

Mainly laid to lawn with fence panels, Water tap and Security light.

