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Beaumans Drive, London, E17 5FQ  
Offers In Excess Of £475,000

Stunning, Captivating and Rare, this amazing four bedroom split level duplex will be sure to tick all the boxes on your property wish list. Boasting a chain free sale and providing a lease of 119 years remaining allows for a quick and easy sale process as well as being able to purchase this superb family home safely in the knowledge that you will never have to endure a potentially elongated and costly lease extension.

This home showcases four well-sized bedrooms, two are located on the ground floor and two are located on the first floor. The master is enhanced by a modern, fully tiled three piece en-suite shower room that is finished with all the up to date trimmings to accommodate the early morning routine. A spacious and bright lounge/kitchen/diner is spread out over 288sqft of living space and is the perfect place to relax and unwind as well as being the ideal space to entertain family and friends. This tranquil family home also offers three bathrooms, one on the ground floor, an en-suite to the master and a generously sized family bathroom. This allows for ample space to facilitate the whole family and supports the needs of even the larger of households.

Further highlights include an allocated parking space which is accessible via a secured entrance and also benefits from an EV charger point. Having the perk of a private front garden gives the ideal space to grow that perfect plant, herb or even tree that you have always wanted to, but having access to the large communal gardens and play area also grants that much needed outdoor space that every family requires. Another added advantage for the property is the low service charge in comparison to other properties in the same area, this is due to benefitting from your own front door and not having worry about any internal communal areas.

Your relocation to this address will be a life-changing move of endless satisfaction. Having a wealth of amenities easily accessible on Billet Road as well as being within walking distance to Blackhorse Road Station, Lloyds Park and the ever popular Walthamstow beer mile allows you to be able to enjoy and explore everything Walthamstow has to offer all within a mile of your own front door.

Tenure: Leasehold  
 Lease Length: 125 years from 01/01/2017  
 Ground Rent: £300 pa  
 Service Charge: £720 pa  
 Council Tax Band: C  
 Annual Council Tax Estimate: £1,724 pa

#### Hallway

7'2" x 16'1" (2.19 x 4.92)

Under stairs storage and meter cupboard, double glazed opaque door and window to the front aspect, double radiator, laminate flooring and power points.

#### Bedroom Two

12'2" x 8'3" (3.72 x 2.54)

Double Glazed window to front aspect, coved ceiling, single radiator, carpeted flooring, fitted built in wardrobes, Power points, TV aerial and phone point.

#### Bedroom Four

8'7" x 10'11" (2.64 x 3.34)

Double Glazed window to rear aspect, single radiator, carpeted flooring, Power points, TV aerial and phone point.

#### Ground Floor Bathroom

4'6" x 7'1" (1.39 x 2.18)

Double Glazed opaque window to the rear aspect, part tiled walls, heated towel radiator, tiled flooring, extractor fan, wash basin with mixer taps and pedestal, wall hung low level flush w/c with concealed cistern.

#### First Floor Landing

8'7" x 3'5" (2.64 x 1.06)

Carpeted flooring and power points.

#### Lounge/Diner

16'3" x 18'4" (4.96 x 5.61)

Two double glazed windows to rear aspect, spotlights, double radiator, laminate flooring, phone points, TV aerial point and power points.

#### Kitchen

Tiled flooring, splash backs, range of wall and base units with flat top work surfaces, integrated cooker with electric oven and electric hob, chimney style extractor fan, sink and drainer unit, integrated fridge/freezer, integrated washing machine/dryer, integrated dishwasher and power points.

#### Bedroom One

8'5" x 16'9" (2.58 x 5.12)

Double Glazed window to front aspect, coved ceiling, single radiator, carpeted flooring, fitted built in wardrobes, Power points, TV aerial and phone point.

#### En Suite

6'5" x 4'3" (1.98 x 1.32)

Spotlights, tiled walls, heated towel rail, tiled flooring, shower cubicle with thermostatically controlled shower, hand wash basin with mixer taps, wall hung low level flush w/c with concealed cistern.

#### Bedroom Three

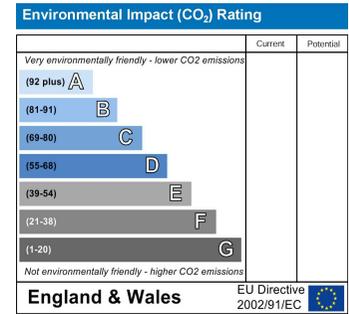
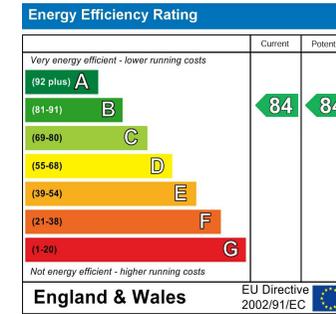
9'6" x 12'9" (2.91 x 3.91)

Double Glazed window to front aspect, coved ceiling, single radiator, carpeted flooring, fitted built in wardrobes, Power points, TV aerial and phone point.

#### First Floor Bathroom

6'8" x 6'6" x 19'8" (2.05 x 2 x 06)

Spotlights, tiled walls, heated towel rail, tiled flooring, panel enclosed bath with mixer taps and shower attachment, wash hand basin with mixer taps and pedestal, wall hung low level flush w/c with concealed cistern and shaver point.



Beaumans Drive, E17  
 CAPTURE DATE: 20/10/2022 LAUNCH DATE: 17/11/2022  
 GROSS INTERNAL AREA: 100.02 sqm / 1076.61 sqft

