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Westerham Road, London, E10 7AE
Offers In Excess Of £325,000

Kings Group estate agents are proud to present this beautiful one bedroom ground floor conversion flat. The property can be potentially sold on a chain free basis and is located in the gorgeous tree-lined street of Westerham Road. You are greeted at the property by a lovely brick built front wall and Chelsea bow style steel gate. The gate opens onto a well maintained paved patio that leads to the main front door. The beautiful opaque tiled front door is protected by an open porch that adds incredible character to the property before you even enter. You enter into a communal entrance that gives access to the ground floor flat as well as the first floor flat. As you enter the ground floor flat you are presented with a spacious and bright lounge. This room benefits from a sizeable bay window that floods the room with natural light as well as adding more floor area to this already spacious room. A hall way off of the lounge gives access to firstly a large double bedroom. The bedroom benefits from a generous east facing double glazed window that fills the room with early morning sunlight as well as having built in wardrobes as well. As you move further down the hallway you are next presented with a fully tiled three piece family bathroom. A large kitchen/diner is located to the rear of the property and comes with fully integrated appliances as well as giving access to the private rear garden. The 50ft east facing rear garden has been maintained to a very high standard and is ideal for entertaining in the summer months. The property is located in the sought after Bakers Arms location. The local bus route is also within one minute walking distance from the property and has buses running to Blackhorse Road Station, Walthamstow Central, Leyton and Stratford. 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 with in walking distance to the new Lea Bridge Road Station.

Hallway

2'2" x 10'11" + 2'7" x 10'5" (0.67 x 3.35 + 0.81 x 3.20)

Under stairs storage cupboard, Gas/electric meter cupboard, Single radiator and Carpeted flooring.

Lounge

13'1" x 11'6" (4.01 x 3.51)

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

Kitchen/Diner

11'5" x 10'9" (3.48 x 3.28)

Double glazed window to side aspect, Single radiator, Lino flooring, Fully tiled walls, Range of base and wall units with roll top work surfaces, Integrated cooker with electric oven and gas hob, Integrated extractor hood, Sink drainer unit, Integrated fridge/freezer, Plumbing for washing machine, Coved ceiling, Double glazed patio door leading to garden, Power points and Vaillant combination boiler.

Bedroom

10'11" x 10'2" (3.35 x 3.12)

Double glazed to rear aspect, coved ceiling, Single radiator, Laminate flooring, Built in storage cupboard and Power points,

Bathroom

7'3" x 6'1" (2.21 x 1.86)

Double glazed opaque window to side aspect, Tiled walls, Single radiator, Lino flooring, Panel enclosed bath with mixer tap and shower attachment, Hand wash basin with mixer tap and pedestal, Low level flush w/c.

Garden

15'11" x 35'5" + 5'6" x 19'8" (4.87 x 10.82 + 1.69 x 6.01)

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

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

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

GROUND FLOOR
47.9 sq.m. (515 sq.ft.) approx.



Temple
Chambers
CHARTERED SURVEYORS

TOTAL FLOOR AREA: 47.9 sq.m. (515 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls 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 a guide for any prospective purchaser. The services, systems and appliances shown here may not be installed and no guarantee is given regarding the availability of electricity to the property.
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