



www.kings-group.net

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

Wadham Avenue, London, E17 4HT
Offers In Excess Of £525,000

Kings Group estate agents are proud to present this beautiful three bedroom mid terrace property. The property is being sold on a chain free basis and is located on the gorgeous tree-lined street of Wadham Ave. Wadham Ave is a no through road so it is only used by residents and has easy access to Peter May Sports Centre as well a cut through at the end of the road to allow for a short 10 minute walk to Highams Park Station. You are greeted at the property by a charming brick built wall that is finished with beautiful decorative cross inlays. A Chelsea bow style steel gate gives access to the fully paved and well maintained front garden. A built in porch gives access to the fully double glazed front door which has been finished with cross pattern opaque windows. As you enter the front door you are presented with a spacious and bright entrance hall. Built in storage cupboards give ample room for storage in the entrance hall and a ground floor w/c has been fitted under the stairs for added convenience. The substantial through lounge is accessed via double doors from the entrance hall and benefits from a sizeable bay window that floods the room with natural light as well as adding additional floor area to this already generously sized room. The extended kitchen/diner can be accessed via the through lounge or from the entrance hall and gives access to the 120ft rear garden. The east facing rear garden is an ideal space for entertaining in the summer months and has immense potential to create your perfect outdoor space.

Back inside the property and up the stairs you are greeted by a spacious first floor landing. The first room accessible from the landing is the three piece family bathroom. The bathroom benefits from a wall hung w/c with concealed cistern as well as a thermostatically controlled shower fitted over the panel enclosed bath. The first of the double bedrooms is located to the rear of the property and comes with built in wardrobes as well as a sizeable east facing window that bathes the room in early morning sunlight. The master double bedroom is located to the front of the property and again benefits from a bay window the same as downstairs. This room also comes with full length built in wardrobes which has ample space for storage. The final large single bedroom is the adjoining room to the master and also benefits from built in wardrobes. Loft access is also available from the landing and has the potential to add both space and value (stpp).

Entrance Hall
13'3" x 5'5" (4.062 x 1.675)

Double glazed windows and door to front aspect, Stairs to first floor landing, Two storage cupboards, Coved ceiling and centre ceiling rose, Dado rail, Single radiator, Carpeted flooring and Power points.

Downstairs WC
5'11" x 2'4" (1.813 x 0.732)

Part tiled walls, Heated towel rail, Tiled flooring, Extractor fan, Hand wash basin with mixer tap and vanity unit, Low level flush w/c.

Through Lounge
26'6" x 12'3" (8.091 x 3.742)

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

Kitchen/Diner
19'11" x 6'7" + 16'9" x 10'11" (6.09 x 2.02 + 5.11 x 3.34)

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

First Floor Landing
6'9" x 7'8" (2.061 x 2.348)

Loft access, Carpeted flooring and Power points.

Bedroom One
14'6" x 9'9" (4.440 x 2.983)

Double glazed bay window to front aspect, Double radiator, Carpeted flooring, Built in fitted wardrobes, Phone point, TV points and Power points.

Bedroom Two
12'0" x 8'11" (3.662 x 2.735)

Double glazed window to rear aspect, Picture rail, Single radiator, Carpeted flooring, Built in storage cupboards and Power points.

Bedroom Three
11'10" x 6'3" (3.607 x 1.917)

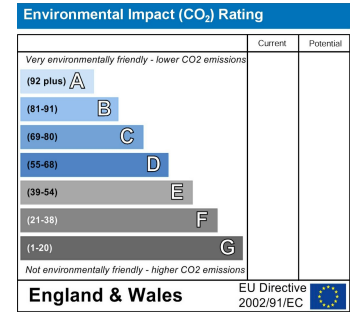
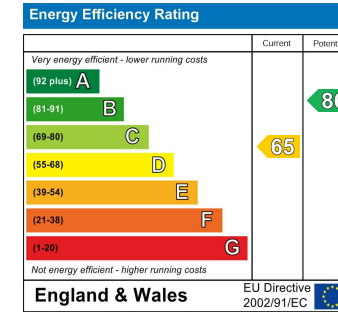
Double glazed bay window to front aspect, Picture rail, Carpeted flooring and Power points.

First Floor Bathroom
7'1" x 7'6" (2.178 x 2.303)

Double glazed opaque window to rear aspect, Spotlights, Part tiled walls, Heated towel rail, Tiled flooring, Panel enclosed bath with mixer tap and thermostatically controlled shower, Hand wash basin with mixer tap and vanity unity, Wall hung w/c with concealed cistern.

Garden
19'9" x 115'1" (6.04 x 35.10)

Mainly laid to lawn with plant and shrub borders, Fence panels, Wooden shed with power and lighting, Water tap and Security light.



Wadham Avenue, E17
 GROSS INTERNAL AREA: 98.69 sqm / 1062.29 sqft



Open Market Floor Plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Prices and contents are for reference only and excluded from all area calculations. Do not rely on them for legal purposes. All measurements are to the finished wall heights and widths, and the maximum points of measurement captured on the plan.

