

[www.kings-group.net](http://www.kings-group.net)

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

Sutton Road, London, E17 5QA  
Offers In Excess Of £500,000

Sensational, Welcoming & Enchanting, this property is the epitome of comfortable suburban living! Nestled on Sutton Road E17, this exquisite three-bedroom end of terrace property presents a golden opportunity for both seasoned homeowners and those seeking to step onto the property ladder. Offered on a chain-free basis, the potential of this home is as boundless as your imagination. Enhance your living space by extending the ground floor or even crafting a tranquil loft retreat. Fully double glazed windows invite streams of natural light, creating an ambiance of warmth and cosiness. As the seasons change, bask in the embrace of gas central heating facilitated by a modern combination boiler. The property is not just a house; it's a home that welcomes you with a charming porch, hinting at the comfort that lies within. As you step outside, a front garden offers a canvas for your gardening aspirations, while the 90ft west-facing rear garden is primed for everything from al fresco dining to gardening endeavours under the setting sun. The recent shower room, a testament to modern aesthetics and functionality, assures a spa-like experience. Boasting three double bedrooms, this home ensures that everyone has their own tranquil haven. Embrace the possibilities of a vibrant lifestyle in a sought-after location, where comfort, potential, and serenity intertwine seamlessly. Don't miss the chance to make this endearing property your very own canvas of dreams.

#### Property Showcases

As you approach the house, you're greeted by an easily maintainable front garden that sets a pleasant tone. This garden path leads you to a welcoming porch, providing shelter from the elements and granting access to the property. Stepping into the porch, you're immediately met with a sense of warmth. The porch leads seamlessly into the entrance hall, which serves as the heart of the home. Straight ahead, a carpeted staircase invites you to explore the upper floors, offering a glimpse of the potential that lies beyond. To your left, a door beckons you into the reception room. Entering the reception room, you're immediately struck by its elegant details. Dado rails line the walls, adding a touch of sophistication, while a central ceiling rose draws your gaze upward. The laminate flooring underfoot combines aesthetics with practicality, creating a space that's both stylish and easy to maintain. This room is a perfect space for relaxation, socializing, or whatever suits your lifestyle. From the reception room, a natural flow takes you into the fully fitted kitchen. Here, modern conveniences meet functionality. The kitchen is well-equipped to cater to your culinary endeavours, and it boasts easy access to the rear garden. This not only makes outdoor dining a breeze, but also connects you to the beauty of the outdoors. Adjacent to the kitchen, you'll find a ground floor shower room that's less than a year old, providing both convenience and modern comfort. As you step into the rear garden, you're welcomed by a generous expanse of space stretching an impressive 90 feet. The garden's western orientation means you can enjoy sunlight well into the evening, making it an ideal spot for relaxation, gardening, or outdoor activities. The side access enhances practicality, ensuring easy movement, while the potential for a future extension adds an exciting dimension to the property. Heading back inside, a journey up the carpeted staircase in the entrance hall leads you to the first floor landing. Natural light pours in through a double glazed window, brightening the space. Loft access is another enticing feature, offering the possibility of future expansion, creating a canvas for your vision. From the landing, you'll find access to the three double bedrooms. Each room offers its own unique charm and possibilities. The master bedroom, in particular, is a standout with built-in storage, a thoughtful touch that maximizes space and organization. This three-bedroom end of terrace property encapsulates comfort, style, and potential. From the welcoming porch to the elegant reception room, from the well-appointed kitchen to the expansive rear garden, and from the versatile bedrooms to the promising loft space, this property offers a wealth of features that can truly make it a home tailored to your lifestyle.

#### Location

Situated on the tree-lined and leafy street of Sutton Road, this properties alluring location provides a bountiful supply of options with it comes to exploring all of Walthamstow's alluring landmarks. A short two minute walk from the property and you will discover the splendour and horticultural delights of Higham Hill Park, where you can take advantage of tennis courts, basketball courts, a children's play area as well as a community café. The newly refurbished Cheney Row Park which reopened in May 2019 is also only a brisk twelve minute walk away or a quick five minute bike ride and the park benefits from a nature-themed play area for children, an outdoor amphitheatre, enhanced natural areas for plants and wildlife as well as a lot more. If you are looking to venture slightly further out then you are a five minute stroll or one minute bike ride to London's largest nature reserve, providing access via the Lockwood Way entrance, the 500 acre Green Flag award-winning Walthamstow Wetlands presents amazing walking trails, bike rides and stunning picturesque scenery. You also have essential amenities just a stone's throw away, the Higham Hill Road Co-op & post office are only a short walk for your front door and you can enjoy a great Sunday roast at the tavern on the hill or revel in a great Chinese takeaway from Phoenix located on Higham Hill Road. Transportation links are also in huge supply, 5 bus stops are all under 0.24 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are 1.04 miles and 0.67 miles from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.39 mile catchment and offer a good to outstanding Ofsted rating.

#### Tenure & Council Tax

Tenure: Freehold  
Council Tax Band: C  
Annual Council Tax Estimate: £1,724 pa

#### Porch

**5'10" x 2'10" (1.78 x 0.88)**  
Single glazed window and door to front and side aspect, laminate flooring

#### Entrance Hall

**2'11" x 11'10" (0.89 x 3.61)**  
Single glazed door and window to front aspect, stairs to first floor landing, single radiator, carpeted & laminate flooring.

#### Reception Room

**12'9" x 12'10" (3.89 x 3.93)**  
Double glazed window to front aspect, texture ceiling with centre rose, part tiled, dado rail, double radiator, laminate flooring, gas fireplace, phone point, TV aerial point and power points.

#### Kitchen

**9'8" x 10'11" (2.96 x 3.34)**  
Double glazed window to rear aspect, lino flooring, tiled splash backs. range of base and wall units with roll top work surfaces, freestanding cooker with gas and electric supply, integrated extractor hood, space for fridge/freezer, plumbing for washing machine, centre ceiling rose, telephone point, power points, under stairs storage cupboard and single glazed patio door leading to garden.

#### Ground Floor Shower Room

**4'10" x 10'0" (1.49 x 3.05)**  
Double glazed opaque window to rear aspect, spotlights, part tiled walls, heated towel rail, vinyl flooring, shower cubical with thermostatically controlled shower, hand wash basin with mixer tap and pedestal, low level flush w/c.

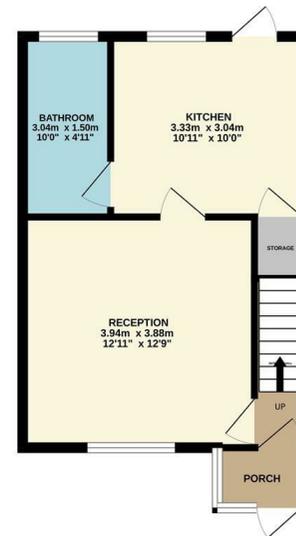
#### First Floor Landing

**7'40" x 2'8" (2.41 x 0.83)**  
Double glazed window to side aspect, loft access and carpeted flooring.

#### Bedroom One

**11'1" x 13'1" (3.39 x 4.00)**  
Double glazed window to front aspect, single radiator, picture rails, carpeted flooring, built in wardrobe, phone point, TV aerial point and power points.

GROUND FLOOR  
34.9 sq.m. (376 sq.ft.) approx.



1ST FLOOR  
33.4 sq.m. (360 sq.ft.) approx.



TOTAL FLOOR AREA: 68.4 sq.m. (736 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 1/2013

