

www.kings-group.net

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

Knebworth Avenue, London, E17 5AH
Offers In Excess Of £475,000

Kings Group estate agents are proud to present this three bedroom mid terrace property. The property is being offered on a chain free basis and we are sole agents so the property can only be viewed through us. The property is in immaculate condition and is situated in a cul de sac so you don't get any through traffic at all. The street has plenty of room for parking and the street doesn't have any restrictions either so there is never an issue for your car or visitors cars. You are greeted with a lovely front garden and all the front windows of the property are bayed to give a beautiful period look and to create more space inside. The front door opens into a large entrance hall with access to two reception rooms and a kitchen. Both reception rooms are fantastically sized and come with original features such as coving and picture rails. The rear reception room has a lovely rear bay that opens onto the rear garden. The garden is south facing perfect for entertaining in the summer months. The first floor has a larger than average landing and leads on to a family bathroom, two double bedrooms and a single bedroom. Loft access is accessible on the landing and with the large size a stair case for a loft extension can be easily erected. There is potential for a loft extension due to the space and even an extra two bedrooms and a bathroom could be created (stpp). The property is located in the desirable location of Lloyd Park and within walking distance to both Lloyd's Park itself and The William Morris Gallery. With Chingford Road being located just at the end of the road, local amenities such as shops, restaurants and pubs are all within walking distance. Do not miss out on the opportunity to view this fantastic property.

Porch

9'6" x 1'11" (2.91 x 0.59)

Double glazed door to front aspect, Double glazed windows to front and side aspect, Concrete flooring

Entrance Hall

5'6" x 1.069'6" (1.68 x .326)

Single glazed door and windows to front aspect, Textured ceiling, Picture rail, Double radiator, Laminate flooring, Telephone point and Power points.

Lounge

12'6" x 9'1" (3.82 x 2.78)

Double glazed bay window to front aspect, textured ceiling, single radiator, laminate flooring and power points.

Dining Room

11'1" x 19'6" (3.38 x 5.96)

Double glazed bay window to rear aspect, textured ceiling, laminate flooring, phone point, TV aerial point, power points and double glazed patio door leading to garden.

Kitchen

6'9" x 12'10" (2.08 x 3.93)

Range of base and wall units with marble effect roll top work surfaces, tiled splash backs, integrated cooker, electric oven and gas hob with integrated extractor hood (untested), stainless steel sink and drainer unit, integrated fridge freezer, plumbing for washing machine and dish washer and power points. Double glazed window to rear aspect, tiled flooring and double glazed door leading to garden.

First Floor Landing

8'3" x 7'10" (2.53 x 2.41)

Loft access and Laminate flooring

Bathroom

7'9" x 6'11" (2.37 x 2.13)

Panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin with mixer tap, low level flush WC. Double glazed opaque window to rear aspect, coving to ceiling, single radiator and lino flooring.

Bedroom One

10'7" x 13'5" (3.24 x 4.11)

Double glazed bay window to front aspect, textured ceiling, picture rail, single radiator, laminate flooring and power points.

Bedroom Two

12'5" x 11'1" (3.79 x 3.39)

Double glazed window to rear aspect, coving to ceiling, single radiator, fitted carpet and power points.

Bedroom Three

7'7" x 8'1" (2.32 x 2.48)

Double glazed bay window to front aspect, picture rail, single radiator, laminate flooring and power points.

Garden

19'6" x 64'2" (5.96 x 19.58)

Mainly laid to lawn with plants and shrub borders, Fence panels, concrete paving, outside water tap and security light.

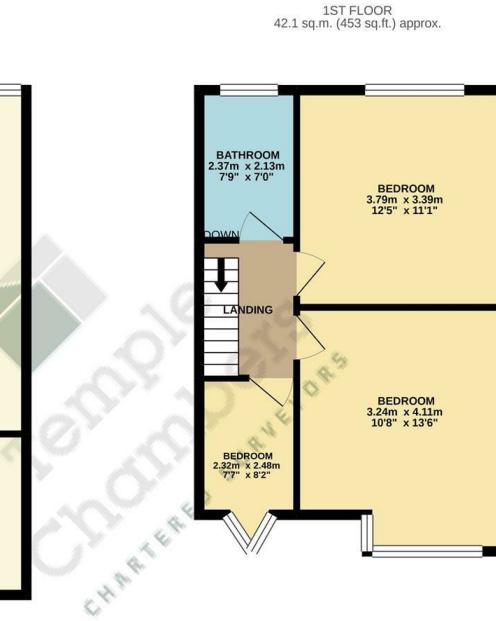
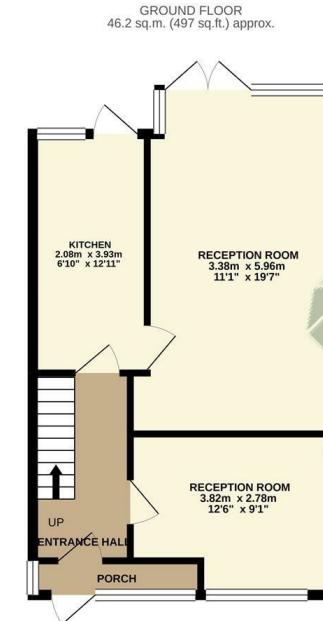
Disclaimer

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any

apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		68
(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		86
(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	



TOTAL FLOOR AREA: 88.3 sq.m. (951 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should not be used as any prospective purchaser: The floor plan is for illustrative purposes only and has not been tested and no guarantee as to their operability or efficiency can be given.
Floor plan prepared by: The Property Ombudsman



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

