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Guildford Road, London, E17 4EA
Offers In Excess Of £625,000

Enchanting, Welcoming & Charming, this amazing four bedroom end of terrace Victorian property boasts a chain free sale that will be sure to expedite your sale process as well as aid in reducing stress and time. A garage, shared driveway and picturesque 80ft rear garden, all add to this properties unique character that really makes it stand out from similar properties available in the area. Promoting newly installed double glazed windows as well as gas central heating from a Vaillant combination boiler assists in reducing your energy consumption and allows for the reduction of the extortionately high energy bills that we are all currently experiencing. A full dormer loft conversion adds the additional space to accommodate even the larger of households and also provides an extra bathroom for extra comfort and convenience.

Property Showcases

A private, easy to maintain front garden is accessed via a Chelsea bow style steel gate and leads to fully double glazed porch that gives ample space to remove coats and shoes. The spacious and bright entrance hall leads on from the porch and is finished with gorgeous dado rails, coving and skirting that gives a charming and elegant ambience as soon as you enter. A well-proportioned reception room is located to the front of the property and benefits from a sizeable bay window that bathes the room in natural sun light as well as adding additional floor space to this already generously sized room. The 198 sqft second reception room is spread across the rear of the property and is the perfect space to entertain family and friends as well as having more than enough room to house even the larger of Christmas Dinner gatherings. The fully fitted kitchen leads off of the second reception room and is the only room in the property that hasn't been updated by the current owners. This allows you to create the ideal space for you and your family and add that particular touch to make this into your perfect family home. The first floor houses three well-sized bedrooms, with both double bedrooms appointing floor the ceiling built in wardrobes that create an abundance of additional storage space. The first floor bathroom was refurbished just a few years ago and is finished in high quality tiles as well as a modern touch mirror and heated towel rail. The staircase from the first floor leads to the full dormer loft conversion which comprises of a large double bedroom with built in storage as well as you final fully tiled shower room. The approx. 80ft west facing rear garden completes the property and is the ideal place to sit and relax and savour those glorious summer sunsets.

Location

Situated on the gorgeous tree-lined street of Guildford Road, allows for only residential access and is a no through road, so you never have to deal with the constant nonstop traffic like a lot of other streets found in this location. Placed just 0.2 miles from the A406 provides easy access to a multitude of destinations without having to deal with the continual noise of the dual carriageway. You are also just a short four minute walk to Epping Forest where you can take in the captivating ancient woodland, great green spaces and trees that are centuries old and may have been growing there since Anglo-Saxon times, representing some of the oldest living plants in Europe. Five bus stops are all under 0.14 miles from your front door, with two easily accessible on Hale End Road which is located at the end of your street. Underground Stations such as Walthamstow Central are 1.35 miles from the property and has easy access to the Victorian Line as well as National Rail services. The Central Line is also comfortably accessible via Snaresbrook & South Woodford underground stations that are 1.4 & 1.6 miles away respectively. National Rail stations can also be effortlessly found at Highams Park & Wood Street Stations which are also both under 0.9 miles from your door. Finally an array of Nursery, Primary, Secondary and even Colleges are all within 0.5 miles of the property and boast good to outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: D
Annual Council Tax Estimate: £1,940 pa

Porch

9'0" x 2'8" (2.75 x 0.83)
Tiled flooring, Double glazed door and window to front aspect.

Entrance Hall

5'6" x 11'7" (1.70 x 3.54)
Stairs to first floor landing, Single glazed door & window to front aspect, Coved ceiling, Single radiator and Laminate flooring.

Reception Room One

14'6" x 12'2" (4.42 x 3.71)
Double glazed Bay window to front aspect, Single radiator, Laminate flooring, Power points, TV aerial and Phone point.

Reception Room Two

11'6" x 18'0" (3.51 x 5.51)
Textured ceiling, Single radiator, Laminate flooring, Feature fireplace, Power points, Double glazed French door leading to garden.

Kitchen

11'5" x 9'1" (3.50 x 2.78)
Single Glazed window to rear and side aspect, Single radiator, Tiled flooring, Walls with tiled splash backs, Range of base & wall units with roll top work surfaces, Freestanding cooker with gas and electric supply, Chimney style extractor with hood, Sink with drainer unit, Space for fridge/freezer, Plumbing for washing machine, Integrated dishwasher and Power points.

First Floor Landing

6'5" x 7'9" (1.98 x 2.37)
Laminate floor and stairs to second floor landing.

Bedroom One

14'0" x 10'9" (4.28 x 3.28)
Double Glazed Bay window to front aspect, Single radiator, Laminate flooring and Power points.

Bedroom Two

12'1" x 11'6" (3.70 x 3.53)
Double glazed window to rear aspect, Single radiator, Laminate flooring and Power points.

Bedroom Three

8'5" x 6'7" (2.57 x 2.03)
Double glazed window to front aspect, Single radiator, Laminate flooring and Power points.

First Floor Bathroom

5'3" x 8'1" (1.61 x 2.48)
Double glazed opaque window to rear aspect, Tiled ceiling and flooring, Heated towel rail radiator, Extractor fan, Panel enclosed bath with mixer taps and thermostatically controlled shower, Touch mirror, Hand wash basin with mixer taps and pedestal, Low level flush w/c.

Second Floor Landing

3'2" x 6'5" (0.97 x 1.96)
Double glazed Velux window to front aspect, Laminate flooring and power points.

Loft Room

13'10" x 18'10" (4.24 x 5.75)
Two double glazed Velux windows to front and rear aspect, Single radiator, Laminate flooring, Spotlights, Power points and Eaves storage.

Second Floor Bathroom

5'10" x 7'10" (1.80 x 2.40)
Double glazed opaque window to rear aspect, Tiled flooring, Heated towel rail radiator, Shower cubicle with thermostatically controlled shower, Hand wash basin with mixer taps and pedestal, Touch mirror, Low level flush w/c, Shaver point and Spotlights.

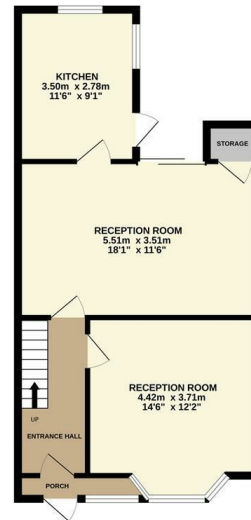
Garden

78'5" x 22'6" (23.91 x 6.86)
Fence panels, Concrete paving and water tap.

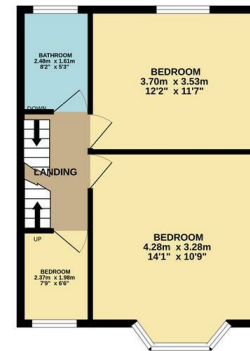
Garage

8'2" x 22'1" (2.50 x 6.74)
Single glazed windows and door to rear aspect, Up & over door, Power points.

GROUND FLOOR
50.6 sq.m. (545 sq.ft.) approx.



1ST FLOOR
39.1 sq.m. (421 sq.ft.) approx.



2ND FLOOR
25.2 sq.m. (271 sq.ft.) approx.



TOTAL FLOOR AREA: 114.9 sq.m. (1237 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 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.
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