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Somers Road, London, E17 6RX  
Offers In Excess Of £700,000



Nestled on a quiet, tree-lined street of Somers Road you will find this alluring three bedroom family home. Wonderfully spacious and brimming with natural light this double bayed Victorian terrace will be an ideal setting to create endless amounts of family memories.

This home showcases an expansive through lounge as well as an extended kitchen so there is ample space for a large family as well as the exciting potential to host that perfect dinner party with multiple guests.

The first floor accommodates three well-sized double bedrooms and even gives access to a further loft room which can be used as a forth bedroom or as a work from home sanctuary that will not be disturbed from the lower level bedlam.

Enjoying this prized location gives you a wealth of options when it comes to indulging in everything Walthamstow has to offer. From the famous Walthamstow market to the captivating Walthamstow village, everything you need is with in walking distance and really does mean you are totally spoil for choice.

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

#### Entrance

Via porch with double glazed window to front aspect and tiled flooring.

#### Hallway

Stairs to first floor landing, under stairs storage cupboard, coving to ceiling with ceiling rose, single radiator, laminate flooring and power points.

#### Reception Room

**24'10" x 10'8" (7.57m x 3.25m)**

Double glazed bay window to front aspect, coving to ceiling and ceiling rose, double radiator, laminate flooring, phone points, TV aerial point and power points.

#### Kitchen

**25'5" x 9'3" (7.75m x 2.82m)**

Range of base and wall units with roll top work surfaces, tiled splash backs, integrated cooker, electric oven and gas hob, chimney style extractor hood, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, integrated dishwasher, combi boiler, laminate flooring, single radiator, double glazed window to rear aspect, coving to ceiling and double glazed patio door leading to garden.

#### Bathroom

**8'2" x 4'3" (2.49 x 1.30)**

Shower cubicle with thermostatically controlled shower, pedestal hand wash basin with mixer tap, low level flush WC, extractor fan, tiled flooring, heated towel rail, tiled walls, coved and textured ceiling and double glazed opaque window to rear aspect.

#### Shower Room

**7'0" x 3'4" (2.15 x 1.02)**

Shower cubicle with thermostatically controlled shower, pedestal hand wash basin with mixer tap, low level flush WC, extractor fan, tiled flooring, tiled walls, coving to ceiling and double glazed opaque window to rear aspect.

#### First Floor Landing

Coving to ceiling and skylight.

#### Bedroom One

**13'11" x 13'7" (4.24m x 4.14m)**

Double glazed bay window to front aspect, coving to ceiling, single radiator, fitted carpet, fitted wardrobe, phone point, TV aerial point and power points.

#### Bedroom Two

**11'4" x 9'3" (3.45m x 2.82m)**

Double glazed window to rear aspect, coving to ceiling with centre rose, single radiator, laminate flooring, fitted wardrobe, phone point, TV aerial point and power points.

#### Bedroom Three

**10'11" x 8'7" (3.33m x 2.62m)**

Double glazed window to rear aspect, coving to ceiling with centre rose, single radiator, fitted carpet, fitted wardrobes, phone point, TV aerial point and power points.

#### Second Floor Landing

#### Loft Room

**13'7" x 11'10" (4.14m x 3.61m)**

Velux window to front and rear aspect, fitted carpet, double radiator and power points.

#### Exterior

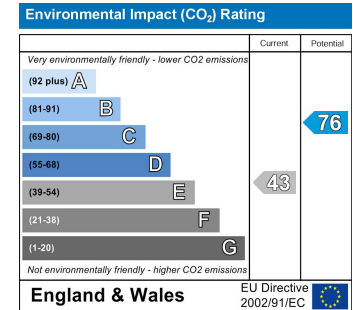
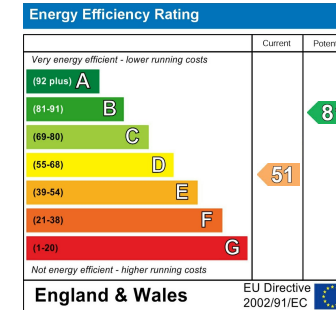
#### Garden

**13'8" x 8'9" (4.17 x 2.67)**

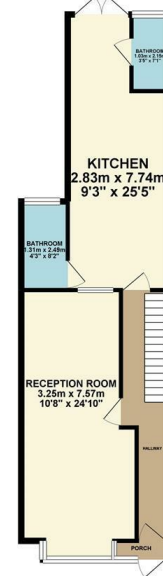
External water tap, security light and summer house 13'6" x 6'10" (with single glazed window to front aspect, power and lights).

#### 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.



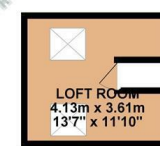
GROUND FLOOR 56.13 sq. m. (604.15 sq. ft.)



1ST FLOOR 39.98 sq. m. (430.31 sq. ft.)



2ND FLOOR 13.60 sq. m. (146.40 sq. ft.)



TOTAL FLOOR AREA - 109.71 sq. m. (1180.86 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, wall, ceiling, room and other items are approximate and the responsibility is taken for any error. Details of the equipment, fixtures, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the day.

