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Boundary Road, London, E17 8ND
Offers In Excess Of £550,000

Kings Group are delighted to welcome you to this charming terraced house located on Boundary Road in Walthamstow.

As you step inside, you are greeted by a cosy reception room, ideal for relaxing after a long day. With three bedrooms, there is plenty of space for a home office, guest room, or a growing family. The bathroom offers convenience and comfort for all residents.

One of the highlights of this property is the private garden, imagine enjoying your morning coffee or hosting summer barbecues in this lovely outdoor space.

Located within walking distance to local shops and amenities, this property offers the perfect blend of convenience and comfort.

Don't miss out on the chance to own this wonderful property in a sought-after location. Book a viewing today and envision the endless possibilities that this house on Boundary Road has to offer.

Locality

Enjoying this prized location gives you a wealth of options when it comes to indulging in everything Walthamstow has to offer. A brisk twenty minute walk or a short seven minute bike ride and you will be in the centre of the famous Walthamstow village which is one of the most charming and oldest villages in London (the original settlement dates back to 1086), Walthamstow Village is a little slice of country life in London and renowned for its local produce shops and historic buildings. When it comes to amenities you have everything you could ever need, all located on the famous 1km Walthamstow Market which is only 0.9 miles from your front door. A range of enterprising independent businesses compliment the market and provide the quintessential neighbourhood to accommodate everything your heart desires. Other Amenities such as Crate at St James Street, The Curious Goat at Old Brewer Way & Iyo Sushi on Markhouse Road all within walking distance and provide the ideal local conveniences that you could ever ask for. Public transport is also easily accessible right from your door step, with bus stops at Lea Bridge Road just 0.14 miles & 0.15 miles away as well as bus stops at Markhouse Road & Shortlands Road both just 0.24 miles away. Underground and over ground stations such as Walthamstow Central & Queens Road are just 0.64 miles & 0.54 miles away respectively, while national rail stations including Lea Bridge Road are under 1 mile from the property. Finally the property gives access to a bounty of nursery, primary and secondary schools all within walking distance. Low Hall Nursery, South Grove Primary and Kelmscott Secondary schools are all under 0.46 miles from your front door and offer both good and outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Freehold
 Council Tax Band: D
 Annual Council Tax Estimate: £2,174 PA
 Flood Risk: Rivers & Seas -No Risk , Surface Water- Very Low

Hallway

5'10" x 16'1" (1.78 x 4.92)

Textured ceiling, double radiator, tiled flooring, power points and smoke alarm.

WC

4'7" x 2'8" (1.42 x 0.83)

Tiled walls and flooring, hand wash basin with mixer tap, low level flush w/c.

Reception

11'5" x 14'4" (3.48 x 4.37)

Double glazed window to front aspect, double radiator, laminate flooring, power points and TV aerial point.

Kitchen

11'8" x 17'7" (3.58 x 5.38)

Double glazed window to rear aspect, double radiator, tiled flooring and walls with tiled splash backs, range of base & wall roll top work surfaces, integrated cooker with gas oven and hob, extractor fan with hood, space for fridge freezer, power points and combination boiler.

First Floor Landing

6'1" x 12'4" (1.87 x 3.76)

Loft access, laminate flooring and power points.

First Floor Bathroom

5'4" x 6'7" (1.65 x 2.01)

Double glazed window to rear aspect, textured ceiling, heated towel rail radiator, tiled walls and flooring, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap, low level flush w/c.

Bedroom One

8'9" x 15'10" (2.69 x 4.83)

Double glazed window to rear aspect, textured ceiling, single radiator, engineered oak flooring, built in wardrobe and power points.

Bedroom Two

8'9" x 11'3" (2.69 x 3.45)

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

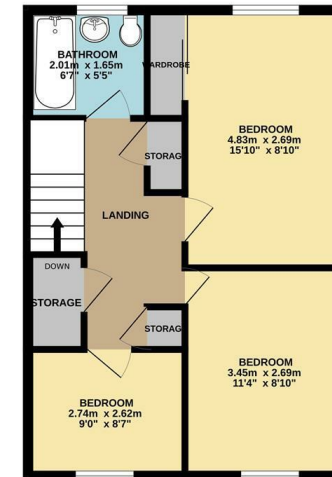
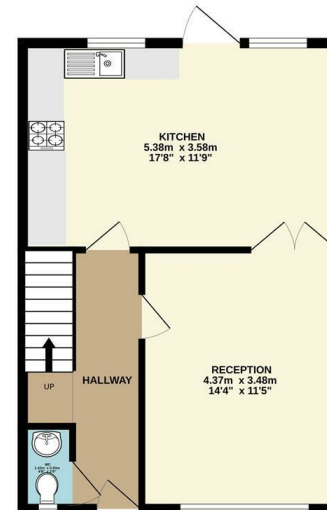
Bedroom Three

8'7" x 8'11" (2.62 x 2.74)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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			
(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 : 87.0 sq.m. (936 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 for any prospective purchase. 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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