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

Pembar Avenue, London, E17 6HN
Offers In Excess Of £950,000

- Five Bedroom Mid Terrace House
- Fully Refurbished Throughout
- Underfloor Heating
- Front & Rear Gardens

Prestigious, Charming and quintessential, this gorgeous five bedroom mid terrace property will be sure to tick every box on your new home wish list. Boasting a chain free sale as well as being fully refurbished throughout, allows for a quick and easy sale process as well as purchasing safe in knowledge that you can just move straight in and add your own touches to turn this into your perfect family home.

The property showcases five well-sized bedrooms, three are located on the first floor and two are contained in the double dormer loft conversion that has been constructed by the current owner. A vast through lounge occupies 261sqft of the ground floor and benefits from wood effect tiled flooring that offers heating beneath. The through lounge flows effortlessly into a 99sqft dining room that also offers underfloor heating and gives access to the ground floor shower room as well as the fully fitted kitchen. A single storey rear and side extension favours an L shaped Wren designed kitchen that comes fully equipped with all the modern day appliances. Brand new stair cases have been fitted to the ground and first floors and are finished in high quality carpet to give the perfect underfoot comfort. Three brand new bathrooms has been installed on each floor and allows for ample space to facilitate the whole family and supports the needs of even the larger of households.

Further highlights include brand new windows & doors, new flat & pitched roofs and a full re-wire throughout. Other benefits include new smart meters, wireless thermostats and damp proof coursing and insulation that all aid in reducing energy consumption and assist in decreasing the extortionately high energy prices that we are all currently experiencing.

The property is ideally located being within a short stroll to Blackhorse Road Station and Lloyd Park. The ever popular Walthamstow beer mile is also a brief walk away and you can find a range of enterprising independent businesses located on Blackhorse Lane, Forest Road & Higham Hill Road which will be sure to cater for your every want and need. This property is perfectly placed to explore everything Walthamstow has to offer right from your door step and gives an impeccable and family friendly location that anyone looking to relocate to the area will be certain to appreciate.

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

Porch
6'9" x 4'1" (2.06 x 1.26)
Double glazed opaque window and door to front & side aspect, automatic motion sensor light and tiled flooring.

Entrance Hall
2'11" x 8'9" (0.91 x 2.69)
Double glazed door and window to front aspect and tiled flooring with underfloor heating

Through Lounge
24'4" x 11'2" (7.44 x 3.42)
Double glazed bay window to front access, coved ceiling with centre ceiling rose and spotlights, tiled flooring with underfloor heating, phone point, TV point and power points.

Dinning Room
8'9" x 11'3" (2.67 x 3.43)
Spotlights, tiled flooring with underfloor heating and power points.

Kitchen
6'8" x 13'7" x 4'2" x 11'8" (2.05 x 4.15 x 1.28 x 3.58)
Double glazed window to rear aspect, tiled flooring with underfloor heating, integrated Bosch double oven, integrated Bosch induction hob, chimney style extractor hood, integrated Bosch fridge/freezer, integrated washing machine, integrated dishwasher, spotlights, Double glazed French doors leading to garden and Vaillant combination boiler.

Ground Floor Bathroom
6'8" x 4'10" (2.05 x 1.49)
Skylight, fully tiled walls, automatic motion sensor light, tiled flooring with underfloor heating, shower cubicle with thermostatically controlled shower, hand wash basin with mixer taps and pedestal, low level flush w/c.

First Floor Landing
4'11" x 14'11" (1.50 x 4.55)
Laminate flooring, spotlights and power points.

Bedroom One
13'2" x 14'2" (4.03 x 4.32)
Double glazed bay window to front aspect, spotlights, double radiator, laminate flooring, phone point, TV point and power points.

Bedroom Two
8'7" x 11'1" (2.62 x 3.40)
Double glazed window to rear aspect, spotlights, double radiator, laminate flooring and power points.

Bedroom Three
11'2" x 8'10" (3.41 x 2.71)
Double glazed window to rear aspect, spotlights, double radiator, laminate flooring and power points.

First Floor Bathroom
5'3" x 4'10" (1.62 x 1.48)
Double glazed opaque window to side aspect, tiled walls, tiled flooring, heated Towel Rail, panel enclosed bath with mixer taps & shower attachment, hand wash with mixer taps and vanity unit under, low level flush w/c.

Second Floor Landing
6'4" x 2'8" (1.94 x 0.82)
Laminate flooring.

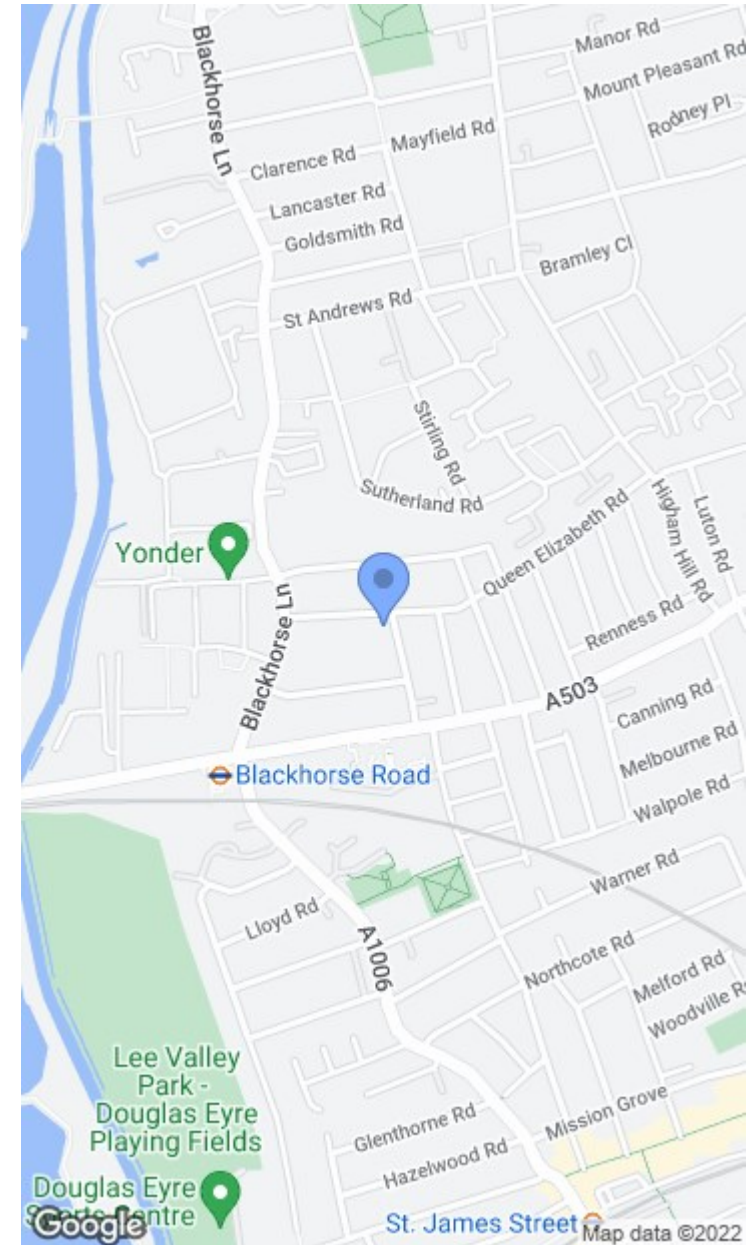
Bedroom Four
10'10" x 8'4" (3.31 x 2.55)
Double glazed window to side and aspect, spotlights, double radiator, laminate flooring and power points.

Bedroom Five
13'4" x 12'6" (4.07 x 3.83)
Two double glazed Velux windows to front aspect, double radiator, laminate flooring, spotlights, power points and eaves storage.

Second Floor Bathroom
6'2" x 4'6" (1.88 x 1.38)
Double Glazed opaque window to rear aspect, Fully tiled walls, Tiled flooring, Extractor fan, Heated towel rail, Shower cubicle with thermostatically controlled shower, Hand wash basin with mixer taps and pedestal and Low level flush w/c.

Garden
14'8" x 16'5" (4.47m x 5.00m)
New fence panels, Concrete paving, External power points, Water tap and Security light.

- Chain Free Sale
- Three Bathrooms
- Single Storey Rear & Side Extension
- Sought After Location







Specified floor plans are produced in accordance with Good Practice of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and excluded from all area calculations. Final floor plans, numbers may not add or generate. All measurements shown for the individual room lengths and widths are the midpoint points of measurements captured in the scan.

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