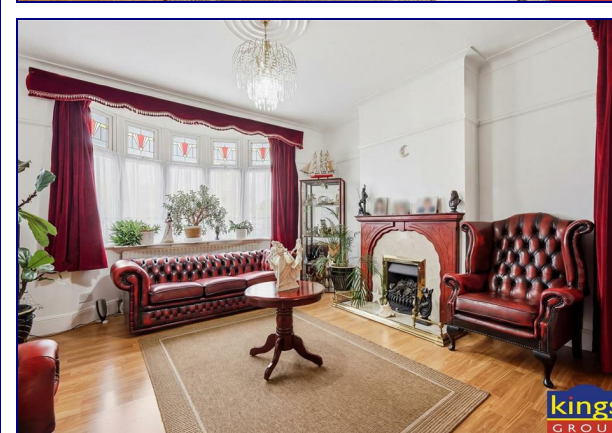




www.kings-group.net

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Lea Bridge Road, London, E17 9DN
Offers In Excess Of £795,000

Nestled on the vibrant Lea Bridge Road in Walthamstow, this charming extended house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-appointed reception room provides a delightful space for relaxation and entertaining, while the two modern bathrooms ensure ample facilities for busy mornings.

This house is chain-free, making the buying process smoother and more straightforward. The property has been well maintained, showcasing a high standard of presentation throughout. The well-kept garden is a lovely outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family.

Situated in close proximity to local amenities, this home is just a stone's throw away from schools, shops, and excellent public transport links that provide easy access to Central London. Whether you are commuting for work or exploring the city, you will find that convenience is at your doorstep.

This property is a wonderful opportunity for those looking to settle in a lively area of London while enjoying the comforts of a well-designed home. Don't miss the chance to make this delightful house your new residence.

Hallway
5'1">3'7" x 13'9" (1.55m>1.09m x 4.19m)
Under stairs cupboard, double radiator and laminate flooring.

Ground Floor WC
2'6" x 7'2" (0.76m x 2.18m)
Double glazed window to rear aspect, tiled walls and flooring, hand wash basin with mixer tap and low level flush w/c.

Reception
12'2">11'4" x 24'1" (3.71m>3.45m x 7.34m)
Double glazed bay window to front aspect, coved ceiling, two single radiators, two open style fireplace, laminate flooring, TV aerial point and power points.

Kitchen
18'0">14'6" x 12'0" (5.49m>4.42m x 3.66m)
Double glazed window to rear aspect, tiled flooring and walls with tiled splash backs, range of base & wall units with roll top granite effect work surfaces, integrated electric oven and gas hob, space for fridge freezer, plumbing for washing machine, spotlights, power points, double glazed window and door to rear aspect.

Study
6'2" x 9'7" (1.88m x 2.92m)
Tiled flooring and power points.

First Floor Landing
8'8" x 10'5" (2.64m x 3.18m)
Laminate flooring and power points.

First Floor Bathroom
6'2" x 4'7" (1.88m x 1.40m)
Double glazed window to rear aspect, tiled flooring and walls, panel enclosed bath with electric shower, hand was basin with mixer tap and vanity under.

First Floor WC
4'5" x 2'4" (1.35m x 0.71m)
Double glazed window to rear aspect, tiled walls and flooring, low level flush w/c.

Bedroom One
9'10" x 11'8" (3.00m x 3.56m)
Double glazed bay window to front aspect, single radiator, laminate flooring and power points.

Bedroom Two
10'0" x 10'11" (3.05 x 3.34)
Double glazed window to rear aspect, single radiator, laminate flooring and power points.

Bedroom Three
6'8" x 8'11" (2.05 x 2.73)
Double glazed bay window to front aspect, single radiator, laminate flooring and power points.

Loft Room
10'4" x 17'2" (3.16 x 5.25)
Two double glazed Velux windows to rear aspect, double radiator, laminate flooring, power points and Eves storages.

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: 130.0 sq.m. (1399 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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