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Blackhorse Road, London, E17 6NH
Offers In Excess Of £625,000

Charming, Enticing & Tranquil, this gorgeous three bedroom mid terrace family home comes with a plethora of exciting future potential for redesign or development (stpp) that would really see an increase in space and value. Boasting two reception rooms and three double bedrooms, this amazing property comes with a vast amount of internal living space that will be sure to accommodate even the larger of families. Boasting two bathrooms, one on the ground floor and one on the first floor, serve both family and guests, and allow for a wealth of entertaining possibilities. Flooring and carpets throughout the property have been only fitted a few years ago and supply the perfect groundwork to move straight in and adapt into your perfect family home. Finally granting a chain free sale allows for a quick and easy sale process as well purchasing safe in the knowledge that you will not have to endure a lengthily and potentially never ending chain.

Property Showcases

A Chelsea bow style steel gate opens into a well maintained front garden and leads you to an enclosed porch that is draped in an original Victorian canopy that gives great character before you even enter. As you make your way through the front door you are greeted by a spacious and bright entrance hall that allows for ample space to remove both shoes and coats. Two large reception rooms are both accessible from the entrance hall and the main room, located to the front of the property, boasts a gorgeous bay window as well as feature fireplace and exquisite coving that provides that quintessential aura you have been looking for. The second reception room serves as a welcoming dining space and allows for the perfect area to entertain family and friends. A fully fitted kitchen is located to the rear of the property and is accessed via the second reception room. The kitchen has been installed by the current owners and maintained to a high standard, and benefitting from a sizeable double glazed window, picturesque garden views are in an abundance and provide the perfect back drop for creating that signature home dish. A lean-to storage area provides access to the rear garden as well as the ground floor w/c and can be adapted into a utility space to provide further internal storage and space. The 50ft easy to maintain rear garden is finished with decking and concrete paving as well as fully fenced boundaries and plant and shrub borders. Back inside the property and up the stairs, you are presented with the first floor landing. The landing provides access to all three double bedrooms as well as the fully tiled family bathroom. Loft access is also available on the landing and provides exciting future potential to add both space and value (stpp).

Location

Situated on the ever popular Blackhorse Road, your new property has access to an abundance of opportunities when it comes to exploring everything Walthamstow has to offer. Blackhorse Beer Mile, a walking route of some of London's most exciting craft breweries is right on your door step and is currently home to a number of breweries and taprooms — including Wild Card, Signature, Exale and Pillar Brewery's Untraditional Pub. It's a fun place to have a drink, do pub quizzes, eat pizza and all that other beer-adjacent stuff, which will be sure to keep you coming back again and again. If you are looking to venture slightly further out then you are a twelve minute walk or six minute bike ride to London's largest nature reserve, the 500 acre Green Flag award-winning Walthamstow Wetlands is accessible via the Lockwood Way entrance and here you can enjoy walking trails, bike rides and take in the picturesque scenery. You also have essential amenities just a stone's throw away, the Blackhorse Lane Co-op, Armstrong coffee house & Yasar's Kitchen are all easy accessible and provide the ideal local conveniences that you could ever ask for. Transportation links are also in huge supply, 5 bus stops are all under 0.14 miles from your front door and offer a vast array of travel locations. Blackhorse Road & St James Street stations are 0.19 miles and 0.69 miles from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.36 mile catchment and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

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

ENTRANCE HALL
3'1" x 2'4" (0.94 x 6.83)

Gas/Electric meter cupboard, double glazed window and door to front aspect, coved ceiling, single radiator and laminate flooring.

RECEPTION ONE
10'8" x 13'6" (3.27 x 4.14)

Double glazed bay window to the front aspect, coved ceiling, single radiator, laminate flooring, power points and TV aerial and phone point.

RECEPTION TWO
11'5" x 11'6" (3.50 x 3.51)

Double glazed window to the rear aspect, spotlights, single radiator, laminate flooring and power points.

KITCHEN
13'0" x 8'4" (3.98 x 2.56)

Double glazed windows to the rear aspect, single radiator, tiled flooring, tiled splash backs walls, integrated cooker with electric oven with gas hob, integrated chimney style extractor with hood, sink drainer unit, space for fridge/freezer, plumbing for washing machine, double glazed patio door leading to the garden and combination boiler.

LEAN-TO
4'10" x 14'4" (1.48 x 4.37)

Single glazed window and door to the rear aspect.

GROUND FLOOR W/C
3'11" x 2'6" (1.20 x 0.78)

Single glazed opaque window to the rear aspect, part tiled walls, tiled flooring, extractor fan, hand wash basin with mixer taps and low level flush w/c.

FIRST FLOOR LANDING
12'2" x 3'4" +4'8" x 3'6" (3.71 x 1.04 +1.44 x 1.09)

Loft access with partly boarding and insulated, carpeted flooring and power points.

BEDROOM ONE
14'4" x 13'5" (4.39 x 4.10)

Double glazed bay window to the front aspect, single radiator, carpeted flooring, power points, TV aerial and phone points.

BEDROOM TWO
11'6" x 8'11" (3.52 x 2.74)

Double glazed windows to the rear aspect, single radiator, carpeted flooring and power points.

BEDROOM THREE
8'7" x 6'9" (2.62 x 2.08)

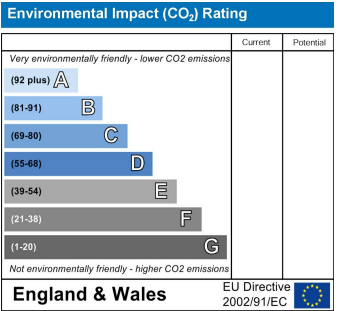
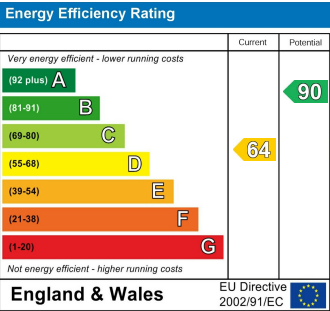
Double glazed windows to the rear aspect, single radiator, carpeted flooring and power points.

FIRST FLOOR BATHROOM
6'2" x 5'4" (1.89 x 1.65)

Double glazed opaque window to the side aspect ,Coved ceiling, Part tiled walls, Single radiator, Lino flooring, Extractor fan, Panel enclosed bath with mixer tap and shower attachment, Hand wash basin with mixer tap and vanity unit under, Low level flush w/c.

GARDEN
15'9" x 44'2" (4.81 x 13.48)

Mainly laid to lawn, fence panels and concrete paving.



TOTAL FLOOR AREA: 91.0 sq.m (978 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any minor variations to the dimensions. This plan is for illustrative purposes only and should be used as a guide to the 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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