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Poplars Road, London, E17 9AT  
Offers In Excess Of £600,000

Kings Group estate agents are proud to present this beautiful three bedroom mid terrace property. The property is being sold on a chain free basis and was fully re-wired in 2010. You are greeted at the property by a well maintained front garden that gives access to the front door. Through the front door you are presented with a spacious entrance hall that benefits from coved ceilings as well as tiled flooring. The entrance hall gives access to the first reception room located to the front of the property. This spacious room benefits from a sizeable bay window that not only floods the room with natural light but also allows for a bigger floor area in this already spacious room. A second reception room follows on from the first and a generous window gives views of the beautiful rear garden. A three piece shower room is the last room accessible from the entrance hall and was only installed in 2010. The property continues into a third spacious reception room which gives access to the garden as well the kitchen located to the rear of the property. A fully fitted kitchen completes the ground floor and benefits from fully integrated appliances. The kitchen also gives access to the rear garden and is an ideal space for entertaining in the summer months. Back inside the property and up the stairs you are greeted by a spacious first floor landing. The landing gives access to two double bedrooms, a single bedroom as well as a fully tiled family bathroom. Loft access is also located on the landing and has the potential to add both space and value (stpp). The property also benefits from fully double glazed windows as well as gas central heating from a Vaillant Combination boiler that was only installed four years ago and has been regularly serviced. The property borders Walthamstow village and is only a short 5 minute walk to the centre of the village itself. Access to Epping Forest is a short walk in the opposite direction and is ideal for country walks and bike rides.

#### Entrance Hall

**3'1" x 19'9" (0.96 x 6.04)**

Single glazed opaque window and door to front aspect, Coved ceiling, Stairs to first floor landing, Under stairs storage cupboard, Tiled flooring and Power points.

#### Reception Room One

**12'10" x 14'8" (3.93 x 4.48)**

Double glazed bay window to front aspect, Spotlights, Single radiator, Laminate flooring and Power points.

#### Reception Room Two

**11'0" x 9'6" (3.37 x 2.90)**

Double glazed window to rear aspect, Spotlights, Double radiator, Laminate flooring and Power points.

#### Reception Room Three

**13'3" x 9'11" (4.05 x 3.03)**

Double glazed window to side aspect, Spotlights, Double radiator, Tiled flooring, Double glazed patio door leading to garden.

#### Kitchen

**12'1" x 8'8" (3.70 x 2.65)**

Double glazed window to rear aspect, Velux skylight, Tiled flooring, Tiled splash backs, Range of base and wall units with roll top work surfaces, Integrated cooker with electric oven and gas hob, Chimney style extractor hood, Space for fridge/freezer, Plumbing for washing machine, Integrated dish washer, Spotlights, Double glazed opaque door leading to garden.

#### Ground Floor Shower Room

Part tiled walls, Heated towel rail, Tiled flooring, Extractor fan, Shower cubicle with thermostatically controlled shower, Hand wash basin with mixer tap and pedestal, Low level flush w/c.

#### First Floor Landing

**4'11" x 13'10" (1.52 x 4.24)**

Tiled flooring and Loft access.

#### Bedroom One

**14'11" x 12'10" (4.57 x 3.93)**

Double glazed bay window to front aspect, Spotlights, Double radiator, Laminate flooring, Telephone point, TV point and Power points.

#### Bedroom Two

**11'1" x 9'7" (3.39 x 2.94)**

Double glazed window to rear aspect, Spotlights, Single radiator, Laminate flooring and Power points.

#### Bedroom Three

**8'3" x 6'9" (2.53 x 2.08)**

Double glazed window to side aspect, Spotlights, Single radiator, Laminate flooring and Power points.

#### Family Bathroom

**4'4" x 9'8" (1.34 x 2.96)**

Double glazed opaque window to rear aspect, Spotlights, Tiled walls, Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with mixer tap and shower attachment, Thermostatically controlled shower, Hand wash basin with mixer tap and pedestal, Low level w/x.

#### Garden

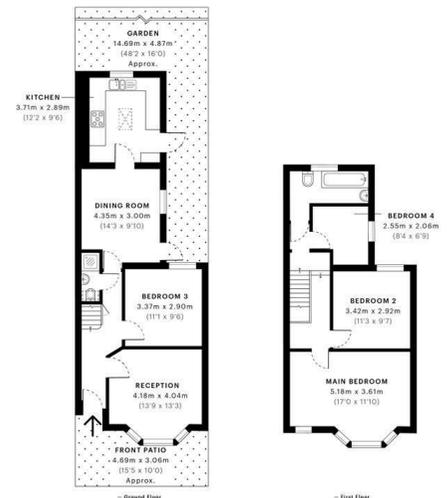
**15'10" x 20'6" + 5'2" x 27'0" (4.84 x 6.27 + 1.58 x 8.24)**

Plant and shrub borders, Fence panels and Wooden shed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Poplars Road, E17**  
CAPITAL DATE: 20/03/2021 LAYER HEIGHTS: 4,692.722  
 GROSS INTERNAL AREA: 98.74 sqm / 1062.83 sqft



Open Market Floor Plans are produced in accordance with the Best Practice of Chartered Surveyors' Property Measurement Standards. Data and graphics are for reference only and excluded from all warranties. Due to rounding, numbers may not add up precisely. All measurements are given to the individual room lengths and widths, not the maximum points of measurement captured in the scan.

