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**Fyfield Road, London, E17 3RA**  
**Offers In Excess Of £660,000**



Amazing, Dramatic & Desirable, this delightful three-bedroom mid terrace 1930s house offers a harmonious blend of period charm and modern living. Boasting a rear single storey extension and a range of desirable features, this property presents a wonderful opportunity for those seeking a comfortable family home. The 100ft west-facing rear garden provides a peaceful haven for outdoor activities, gardening enthusiasts, or simply unwinding in the sun. The garden offers ample space for creative landscaping, hosting barbecues, or even constructing additional structures, thanks to its potential for further extension. Parking concerns will be a thing of the past, as this property features a driveway, ensuring hassle-free off-street parking for residents and visitors alike. The fully alarmed system provides an added layer of security, offering peace of mind and safeguarding your home. One of the standout features of this property is the delightful conservatory, bathed in natural light and providing a tranquil space to unwind and enjoy the surrounding garden views. The conservatory serves as a versatile space, perfect for use as a home office, play area, or even a relaxation zone.

Property Showcases

Upon entering, you are greeted by a warm and inviting atmosphere. The ground floor presents a spacious through lounge, bathed in natural light, providing ample room for relaxation and entertainment. The adjoining L-shaped kitchen/diner is thoughtfully designed, offering a contemporary space for culinary creations and dining experiences with family and friends. One of the standout features of this property is the ground floor w/c, providing convenience and practicality for residents and guests. Furthermore, the conservatory serves as a versatile area that can be utilised as a home office, a playroom, or a tranquil space for relaxation, overlooking the well-maintained rear garden. Upstairs, the first floor accommodates three generously sized bedrooms, providing comfortable sleeping quarters for the whole family. Each bedroom boasts ample natural light, creating a serene and peaceful ambience. Additionally, the well-appointed family bathroom caters to the needs of the household, offering modern fixtures and fittings. Externally, the property benefits from a well-maintained rear garden, ideal for outdoor activities, al fresco dining, or simply enjoying a breath of fresh air. The front of the property features a traditional facade that exudes character, contributing to the overall charm of the home.

Location

Situated on the gorgeous tree-lined street of Fyfield Road, your new property has access to an abundance of locational benefits. The property is ideally located being within walking distance to both Hollow Ponds & Snaresbrook underground station. Hollow Ponds is a beautiful part of Epping Forest and what better way to explore it than by hiring a boat and discovering the delights of the wildlife, surrounding shores and the encompassing ancient woodland of Epping Forest. Once you have finished exploring Epping Forest you can take a short three minute walk to Wood Street shopping parade where you will discover an array of enterprising independent businesses that will be sure to cater for all your wants and needs. A brief sixteen minute walk or six minute bike ride and you will find yourself in 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, Concentrated around Orford Road, Walthamstow Village is the perfect place to explore on an afternoon walk, and combine with some treats and tipples. From delicious delis to tasty tapas and breweries offering beer at the source, Walthamstow Village is a veritable feast of gourmet goodness and fine foodie fare. Transportation links are also in huge supply, 5 bus stops are all under 0.11 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Snaresbrook stations are 1.1 miles and 1.4 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 0.54 mile catchment and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Freehold  
Council Tax Band: D  
Annual Council Tax Estimate: £1,940 pa

Entrance Hall

5'2" x 19'2" (1.60 x 5.86)

Single glazed opaque door and window to front aspect, stairs to first floor landing, dado rail walls, double radiator, laminate flooring and power points.

Reception Room

26'0" x 12'2" < 11'2" (7.94 x 3.73 < 3.42)

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

Kitchen

16'0" x 6'1" + 13'11" x 8'11" (4.89 x 1.87 + 4.25 x 2.73)

Double glazed window to rear aspect, double radiator, laminate flooring, walls with tiled splash backs, range of base & wall units with flat top work surfaces, integrated cooker with electric oven and electric hob, integrated chimney style extractor with hood, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, coved ceiling and spotlights, power points, breakfast island, combination boiler and double glazed patio door to rear aspect leading to garden

Conservatory

12'4" x 10'2" (3.77 x 3.12)

Double glazed windows to rear and side aspect, two single radiators, tiled flooring, power points and double glazed patio door leading to garden.

wc

2'10" x 6'1" (0.87 x 1.86)

Coved ceiling, tiled walls and flooring, extractor fan, hand wash basin with mixer tap and vanity unit under, low level flush w/c.

First Floor Landing

5'10" x 7'7" (1.80 x 2.32)

loft access, carpeted flooring and power points.

Bedroom One

14'5" x 11'3" (4.40 x 3.43)

Double glazed bay window to front aspect, carpeted flooring, double radiator, built in wardrobes power points, phone and TV aerial point.

Bedroom Two

11'3" x 10'4" (3.44 x 3.16)

Double glazed window to rear aspect, coved ceiling, laminate flooring, double radiator, built in wardrobes, power points, phone and TV aerial point.

Bedroom Three

6'2" x 8'11" (1.88 x 2.73)

Double glazed bay window to front aspect, coved and textured ceiling, laminate flooring, double radiator and power points.

Bathroom

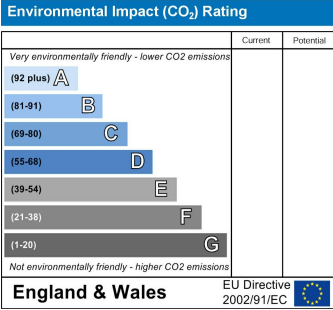
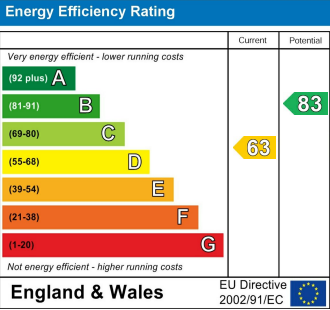
5'10" x 6'4" (1.78 x 1.94)

Double glazed opaque window to rear aspect, textured ceiling, tiled flooring and part tiled walls, double radiator, panel enclosed bath with mixer tap and electric shower, hand wash basin with mixer tap and pedestal, low level flush w/c.

Garden

18'5" x 98'5" (5.62 x 30.00)

Mainly laid to lawn with plants and shrub borders, fence panels, decking, water tap and security light.



TOTAL FLOOR AREA: 112.0 sq.m. (1205 sq.ft.) APPROX.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors.  
No liability is accepted for any errors or omissions. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency can be given.  
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