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Beaconsfield Road, London, E17 8LU
Offers In Excess Of £425,000

Kings Group estate agents are proud to present this three bedroom end of terrace property. The property is being sold on a chain free basis and is spread out over three floors. You are greeted at the property by a drop kerb that gives access to a good sized car port located to the front of the property. A fully double glazed opaque front door is finished with a diamond design and opens into a spacious and bright entrance hall. The entrance hall gives access to a ground floor w/c as well as a generously sized kitchen/diner that is located to the rear of the property. A u-shaped staircase gives access to the first floor landing where you will find a large lounge as well as the master bedroom. Another u-shaped staircase leads to the second floor where you are presented with the three piece family bathroom as well as two additional double bedrooms. The rear south/west facing rear garden is located through the kitchen diner and is an ideal space for entertaining in the summer months. The property is excellently located, with access to a range of local amenities such as pubs, restaurants, shops and bars, all within walking distance. This location is attractively positioned within close proximity to the Walthamstow village. Allowing easy access to transport links, with Walthamstow Central being a 10 minute walk away, making journey's throughout London effortless.

ENTRANCE HALL

4'5" x 9'4" (1.37 x 2.85)

uPVC double glazed window to the front aspect, stairs to first floor landing, under stairs cupboard, gas/ electric meter cupboard, textured ceilings, single radiator, tiled flooring, storage cupboard and power points.

GROND FLOOR BATHROOM

2'6" x 6'2" (0.78 x 1.89)

Partly tiled walls, lino flooring, shower cubicle with electric shower, wash hand basin with mixer taps and low level WC.

KITCHEN

14'4" x 10'8" (4.37 x 3.27)

uPVC double glazed window to the rear aspect, single radiator, tiled flooring, tiled splash back, range of wall and base units with roll top work surfaces, space for a freestanding cooker and hob, integrated extractor fan, sink and drainer unit, space for fridge/ freezer, plumbing for washing machine, integrated dishwasher, textured ceilings and power points.

FIRST FLOOR LANDING

2'7" x 8'9" (0.80 x 2.69)

Carpeted flooring and power points

RECEPTION ROOM

10'9" x 14'6" (3.28 x 4.44)

uPVC double glazed window to the rear aspect, coved and texture ceilings, double radiator, laminate laid wood style flooring, phone point, TV aerial point and power points.

MASTER BEDROOM

10'8" x 14'5" (3.27 x 4.40)

uPVC double glazed window to the rear aspect, coved and texture ceilings, single radiator, laminate laid wood style flooring, phone point, TV aerial point and power points.

SECOND FLOOR LANDING

14'5" x 2'7" (4.40 x 0.80)

Loft Access which is boarded and insulated, single radiator, carpeted flooring, power points and storage cupboard.

BEDROOM TWO

10'8" x 11'6" (3.26 x 3.52)

uPVC double glazed window to the front aspect, texture ceilings, single radiator, laminate laid wood style flooring, phone point, TV aerial point and power points.

BEDROOM THREE

10'8" x 6'1" (3.27 x 1.87)

uPVC double glazed window to the front aspect, textured ceilings, single radiator, laminate laid wood style flooring, phone point, TV aerial point and power point.

SECOND FLOOR BATHROOM

7'11" x 7'10" (2.43 x 2.40)

Lino flooring, extractor fan, panel enclosed bath with mixer taps with shower attachment, wash hand basin mixer taps, low level WC, tiled walls and texture ceilings.

GARDEN

13'1" (4)

Mainly laid to lawn with plants and shrub borders, fence panels, rear access, concrete patio, water tap, security light and garden pond

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	

