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Hamilton Road, London, E17 6EH
Offers In Excess Of £550,000

Captivating, Alluring & Elegant, this charming three-bedroom end-of-terrace family home is nestled within the sought-after enclave of Hamilton Road, E17. This exceptional property, offered chain-free, presents an idyllic canvas for modern family living. Boasting three generously proportioned double bedrooms, this residence ensures ample space for each family member's comfort and privacy. Step into a world of versatility as two tastefully designed reception rooms invite relaxation and entertainment. The allure of this home extends outdoors, where meticulously cared-for front and rear gardens offer a seamless blend of tranquillity and potential for vibrant outdoor gatherings. Meticulous maintenance is evident throughout, showcasing a residence that has been cherished and upheld to a high standard. As an enticing prospect, this property not only caters to the present but also holds promises for the future. With the exciting possibility of extension and development, imagination knows no bounds. Embrace a lifestyle of convenience, comfort, and boundless potential in this inviting family abode on Hamilton Road.

Property Showcases

As you approach the property, you are greeted by a sturdy brick-built wall that provides both security and aesthetics. Access to the fully paved front garden is granted through an elegant Chelsea bow-style steel gate. The front garden is a neat and low-maintenance space that guides you toward the front door. The entrance is protected by an open porch, providing shelter and a warm welcome even on rainy days. Upon entering the front door, you step into a spacious entrance hall where your feet are met with the comforting touch of laminate flooring. The hallway creates an immediate sense of openness and sets the tone for the rest of the home. The first reception room is located at the front of the property and is bathed in natural light thanks to a lovely bay window. This room offers versatile potential, perfect for use as a cosy lounge area, a playroom for the kids, or even a formal dining space. Continuing your journey, the stairs are situated in the middle of the property, leading you to the upper level. Just behind the stairs, you'll discover the second reception room. With its well-placed windows, this room offers delightful views over the private rear garden, creating a tranquil and inviting atmosphere. This reception room seamlessly connects to the fully fitted kitchen, making it easy to entertain guests or keep an eye on family activities while preparing meals. The kitchen itself is a haven for culinary creativity, equipped with modern appliances and ample counter space. From the kitchen, a small lobby area awaits, offering access to the fully tiled family bathroom. This well-designed bathroom is both stylish and functional, catering to the needs of the household. The rear garden is also accessible from this lobby, making it convenient to enjoy outdoor activities or host gatherings. Heading upstairs, the first floor is home to three spacious double bedrooms. Each bedroom promises comfort and privacy, providing ideal spaces for relaxation and restful sleep. Additionally, the landing area offers access to the loft, providing potential for extra storage or even future expansion possibilities.

Location

Situated on the leafy and one way street of Hamilton Road provides a bountiful supply of options with it comes to exploring all of Walthamstow's alluring landmarks. A short four minute walk from the property and you will discover the splendour and horticultural delights of Higham Hill Park, where you can take advantage of tennis courts, basketball courts, a children's play area as well as a community café. The newly refurbished Cheney Row Park which reopened in May 2019 is also only a brisk 13 minute walk away or a quick 4 minute bike ride and the park benefits from nature-themed play area for children, an outdoor amphitheatre, enhanced natural areas for plants and wildlife as well as a lot more. If you are looking to venture slightly further out then you are a 15 minute walk or 6 minute bike ride to London's largest nature reserve, the 500 acre Green Flag award-winning Walthamstow Wetlands where 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 Higham Hill Road Co-op & post office are only a short walk for your front door and you can enjoy a great Sunday roast at the tavern on the hill or revel in a great Chinese takeaway from Phoenix located on Higham Hill Road. Transportation links are also in huge supply, 5 bus stops are all under 0.24 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are 1.04 miles and 0.67 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 0.39 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

Highway

3.34x0.86
Double glazed opaque door & window to front aspect, single radiator and laminate flooring.

Reception Room One

12'9" x 9'7" (3.91 x 2.93)
Double glazed bay window to front aspect, coved ceiling, single radiator, laminate flooring, power points, TV aerial and phone point.

Reception Room Two

12'10" x 10'4" (3.92 x 3.12)
Double glazed window to rear aspect, coved ceiling, single radiator, laminate flooring, power points, TV aerial and phone point, under stairs storage cupboard.

Kitchen

12'4" x 7'3" (3.78 x 2.21)
Double glazed window to side aspect, single radiator, tiled flooring and walls with tiled splash backs, range of base & wall units with roll top marble effect work surfaces, integrated cooker with electric oven and gas hob, integrated extractor, space for fridge freezer, plumbing for washing machine, power points and combination boiler.

Lobby

2'11" x 7'5" (0.90 x 2.28)
Double glazed patio door leading to garden.

Bathroom

6'11" x 5'4" (2.12 x 1.65)
Double glazed opaque window to rear aspect, tiled walls and flooring, heated towel radiator, extractor fan, panel enclosed bath with mixer tap & shower attachment, hand wash basin with mixer tap and pedestal, low level flush w/c.

First Floor Landing

2'9" x 12'11" (0.86 x 3.96)
Carpeted flooring & loft access.

Bedroom One

13'0" x 10'0" (3.98 x 3.07)
Double glazed window to front aspect, single radiator, carpeted flooring, built in storage cupboard, power points, phone and TV aerial point.

Bedroom Two

9'9" x 10'2" (2.99 x 3.12)
Double glazed window to rear aspect, single radiator, carpeted flooring, power points, phone and TV aerial point.

Bedroom Three

9'4" x 7'3" (2.86 x 2.21)
Double glazed window to rear aspect, single radiator, carpeted flooring, power points, phone and TV aerial point.

Garden

3'2" x 22'2" x 11'4" (0.98 x 6.77 x 3.46)
Mainly laid to lawn with plants and shrub borders, fence panels, concrete paving, security light.



TOTAL FLOOR AREA: 76.7 sq m (105 sq ft) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made by the vendor or any other party.

