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248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Pentire Road, London, E17 4BZ
Offers In Excess Of £550,000

- Two Bedroom Mid Terrace 1930's Family Home
- Two Double Bedrooms
- Two Bathrooms
- 45ft South Facing Rear Garden

- Sold On A Chain Free Basis
- Conservatory
- Through Lounge
- Potential To Extend (stpp)

Alluring, Amazing & Awe-inspiring, nestled in the desirable neighbourhood of Upper Walthamstow, this enchanting two-bedroom mid-terrace family home on Pentire Road, E17, presents an exceptional opportunity for those seeking a charming residence. Offered on a chain-free basis, this 1930s gem is brimming with potential for extension and development, subject to planning permission, promising an increase in both space and value. The property opens to reveal a generously sized through lounge adorned with engineered oak flooring, creating a warm and inviting atmosphere. The fully fitted kitchen, less than five years old, seamlessly integrates modern convenience with timeless style. A full-width conservatory bathes the living spaces in natural light, enhancing the sense of openness. The residence boasts the added luxury of two bathrooms—one on the ground floor and another on the first floor—with the first floor featuring a four-piece suite complete with a freestanding bath and a shower cubicle. The two double bedrooms are complemented by built-in wardrobes, maximizing storage space. Outside, a spacious front garden welcomes residents and visitors alike, while the 45-foot south-facing rear garden provides a tranquil outdoor haven. Fully double-glazed and equipped with gas central heating via a Worcester combination boiler, this home ensures comfort and efficiency throughout the seasons. Situated within walking distance of Epping Forest, Wood Street Station, and Lloyds Park, this property offers not only a charming abode but also convenient access to nature, transportation, and recreational amenities. Seize the opportunity to make this residence your own and create a haven in one of London's sought-after locales.

Property Showcases

As you approach this charming 1930s mid-terrace family home, you are immediately captivated by a beautiful brick wall adorned with exquisite coping stones. A Chelsea bow style steel gate grants access to the fully paved front garden, leading you towards the front door, which is protected by an open porch draped in a stunning original canopy. Upon entering through the front door, you step into an inviting entrance hall that seamlessly opens into a spacious and luminous through lounge. The lounge is enhanced by a large bay window, allowing natural light to flood the space and highlighting the engineered oak flooring. The room boasts a touch of elegance with its coved ceiling, creating a warm and welcoming atmosphere. From the lounge, you can access the modern and fully fitted kitchen, which is less than five years old. The kitchen is equipped with a range of integrated appliances, providing both style and functionality. Concertina doors lead into a delightful double glazed conservatory, an ideal spot to relax and enjoy the surroundings. The conservatory also provides access to a convenient three-piece ground floor shower room. Open the French doors from the conservatory, and you step into a 45ft south-facing rear garden. This outdoor space offers a perfect retreat, providing a wonderful area for outdoor activities, entertaining, or simply enjoying the fresh air. Moving back inside and ascending the stairs, you reach a spacious first-floor landing. The landing grants access to two double bedrooms, both featuring built-in fitted wardrobes for ample storage. The bedrooms exude comfort and charm, creating cosy retreats within the home. The landing also leads to a contemporary four-piece bathroom suite, less than two years old. This stylish bathroom includes a freestanding bath and a shower cubicle, and it houses the Worcester combination boiler. Additionally, the landing provides access to the loft, facilitated by an integrated ladder. The loft, fully boarded and currently serving as additional storage, offers potential for expansion. This presents a valuable opportunity to increase both the value and living space of this already generous family home. In conclusion, this two double bedroom mid-terrace 1930s family home seamlessly blends classic charm with modern comforts. The thoughtfully designed interior spaces, coupled with the inviting outdoor areas, create a perfect haven for family living.

Location

Nestled along the enchanting Pentire Road, your new residence boasts access to a plethora of advantageous surroundings. Ideally positioned, the property is a leisurely stroll away from both Hollow Ponds and Snaresbrook underground stations. Hollow Ponds, a picturesque section of Epping Forest, invites you to explore its wonders by renting a boat, revealing the treasures of wildlife, the adjacent shores, and the ancient woodlands of Epping Forest. After immersing yourself in the natural beauty of Epping Forest, a brief ten-minute walk leads you to the Wood Street shopping parade, featuring a variety of vibrant independent businesses to fulfill all your desires. A mere sixteen-minute walk or a quick six-minute bike ride transports you to Walthamstow Village, one of London's oldest and most charming villages, with roots dating back to 1086. Offering a taste of country life in the heart of London, Walthamstow Village is renowned for its local produce shops and historic buildings concentrated around Orford Road—an ideal destination for an afternoon stroll complemented by delectable treats and beverages. From tempting delis to savoury tapas and breweries serving beer at the origin, Walthamstow Village is a gastronomic haven of exquisite delights. Abundant transportation options are at your

disposal, with five bus stops within 0.11 miles of your doorstep, connecting you to a diverse range of destinations. Walthamstow Central and Snaresbrook stations, located at 1.1 miles and 1.4 miles from the property respectively, provide convenient access to both underground and over ground transportation. Finally, within a 0.54-mile radius, an array of nursery, primary, and secondary schools await, all boasting favourable Ofsted ratings ranging from good to outstanding.

Tenure & Council Tax

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

Entrance Hall 18'2" x 2'11" (5.56 x 0.91)

Single glazed window and door to front aspect, stairs to first floor landing, engineered oak flooring, coved ceiling and power points.

Through Lounge 11'6" x 25'5" (3.52 x 7.77)

Double glazed bay window to front aspect, coved ceiling, single radiator, engineered oak flooring, under stairs storage cupboard, built in storage cupboard, phone point, TV aerial point and power points.

Kitchen 9'9" x 9'4" (2.98 x 2.86)

Engineered oak flooring, tiled splash backs, range of base and wall units with flat top work surfaces, integrated cooked with double electric oven and gas hob, integrated extractor hood, sink drainer unit, integrated fridge/freezer, integrated washing machine, integrated dishwasher, spotlights and power points.

Conservatory 14'7" x 12'2" (4.47 x 3.71)

Double glazed windows to side and rear aspect, engineered oak flooring, wall mounted electric heater, power points and double glazed French doors leading to the garden.

Ground Floor Shower Room 8'10" x 4'2" (2.70 x 1.28)

Velux skylight, part tiled walls, heated towel rail, engineered oak flooring, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and vanity unit, low level flush w/c and shaver point.

First Floor Landing 5'1" x 11'8" (1.56 x 3.57)

Loft access with integrated ladder, carpeted flooring and power points.

Bedroom One 11'0" x 14'10" (3.37 x 4.53)

Double glazed window to front aspect, coved ceiling, single radiator, engineered oak flooring, built in fitted wardrobes, phone point, TV aerial point and power points.

Bedroom Two 9'4" x 10'11" (2.86 x 3.35)

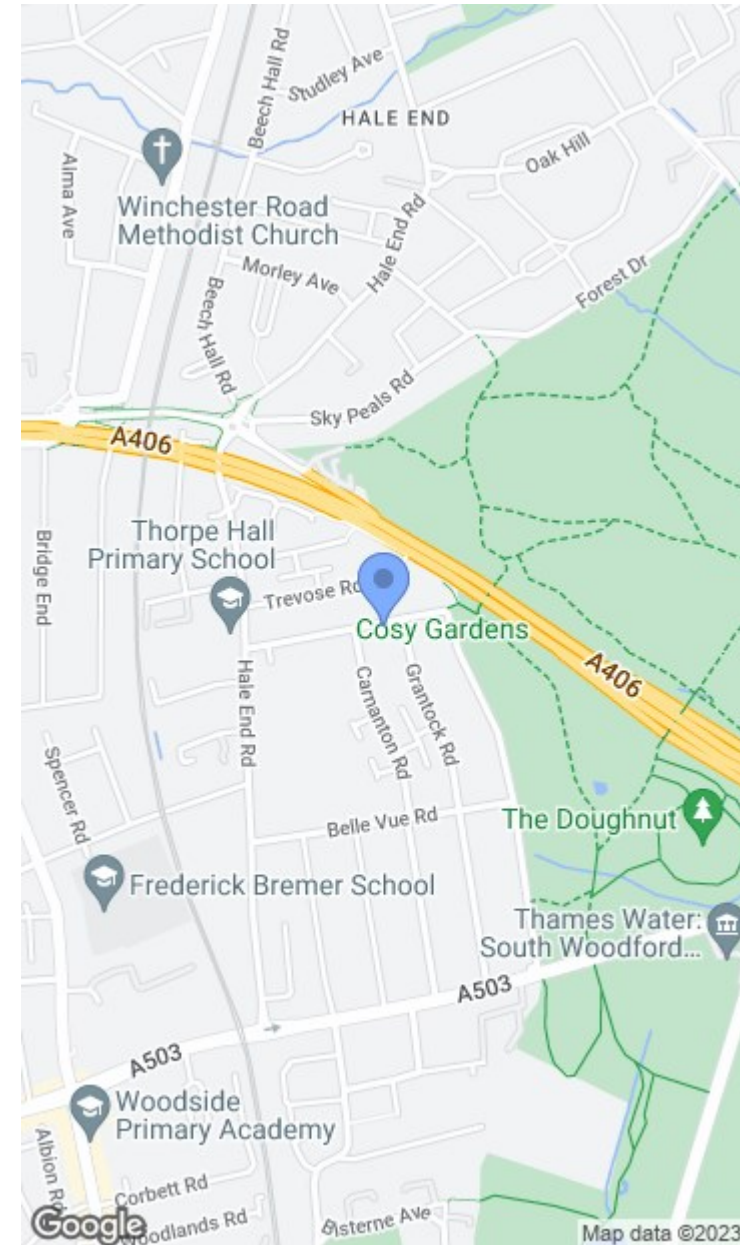
Double glazed window to rear aspect, coved ceiling, single radiator, engineered oak flooring, phone point, TV aerial point and power points.

First Floor Bathroom 9'6" x 9'4" (2.90 x 2.85)

Double glazed opaque window to rear aspect, part tiled walls, single radiator, waterproof laminate flooring, freestanding bath, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and vanity unit, low level flush w/c, boiler cupboard with Worcester combination boiler.

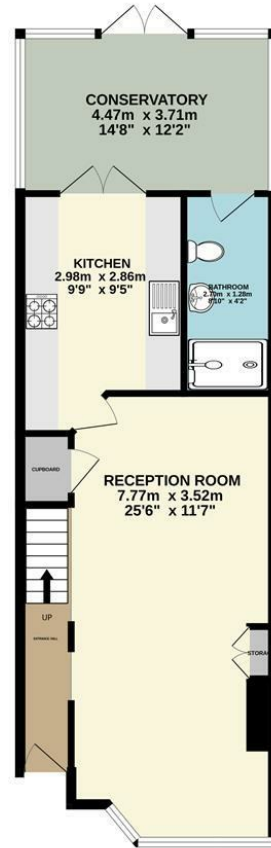
Garden 41'9" x 15'6" (12.75 x 4.74)

Mainly laid to lawn with plant and shrub borders, fence panels, concrete paving, wooden shed, water tap and security light.





GROUND FLOOR
60.3 sq.m. (649 sq.ft.) approx.



FIRST FLOOR
40.0 sq.m. (430 sq.ft.) approx.



TOTAL FLOOR AREA: 85.0 sq.m. (915 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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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