

Wild & Co.

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Kenton Road, E9 7AB

3 Bedroom mid-terrace period house, situated in prime location close to Well Street and within easy walking distance of Victoria Park. Offering through lounge with wood flooring, cast iron fireplace and double-glazed sash bay window, French doors to side-return conservatory with large Aluminium doors and windows to rear with glass roof open to fitted kitchen with hard woodwork surfaces and breakfast bar, ground floor utility room and shower/WC, first floor bathroom/WC, south/West facing rear garden with paved patio and shed to rear. Early viewing required.

Guide Price £950,000 | Freehold

Kenton Road, E9 7AB



- Mid-terrace period house
- Kitchen with hard woodwork surfaces & breakfast bar
- First floor bathroom/WC
- South/West facing rear garden
- 3 Bedrooms
- Side-return conservatory
- Wood floorboards & DG sash windows
- Through lounge with wood flooring & cast iron fireplace
- Utility room & g/f shower/WC
- Close to Well Street & within easy walking distance of Victoria Park

Description:

Wild & Co. are pleased to offer for sale this: 3 Bedroom mid-terrace period house, situated in prime location close to Well Street and within easy walking distance of Victoria Park.

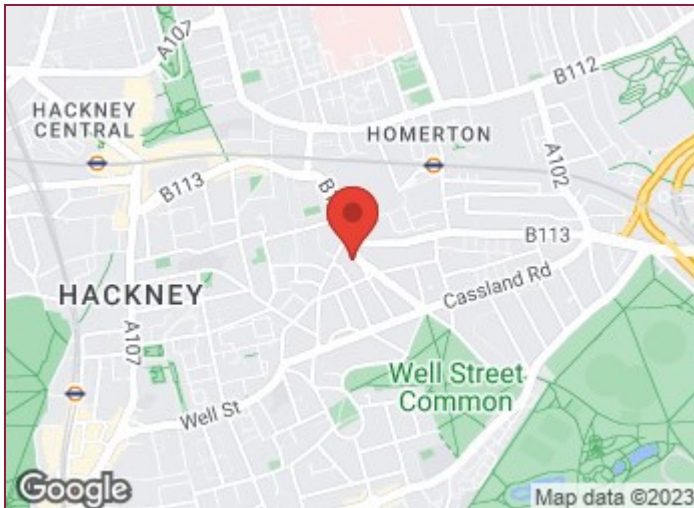
Offering through lounge with wood flooring, cast iron fireplace and double-glazed sash bay window, French doors to light and airy side-return conservatory with large Aluminium doors and windows to rear with glass roof, open to fitted kitchen with hard woodwork surfaces and breakfast bar, ground floor utility room and shower/WC, first floor bathroom/WC, south/West facing rear garden with paved patio and shed to rear.

Early viewing required.

Reception 1: 13'4 x 11'7, open to:
Reception 2: 11'1 x 9'7
Side-return Conservatory: 11'9 x 5'7
Kitchen/diner: 11'9 x 8'3
Utility area
G/F shower/WC

First floor bathroom/WC

Bedroom 1: 15' x 11'1
Bedroom 2: 10'11 x 9'8
Bedroom 3: 10' x 8'3
Rear garden: 26'3 x 17'



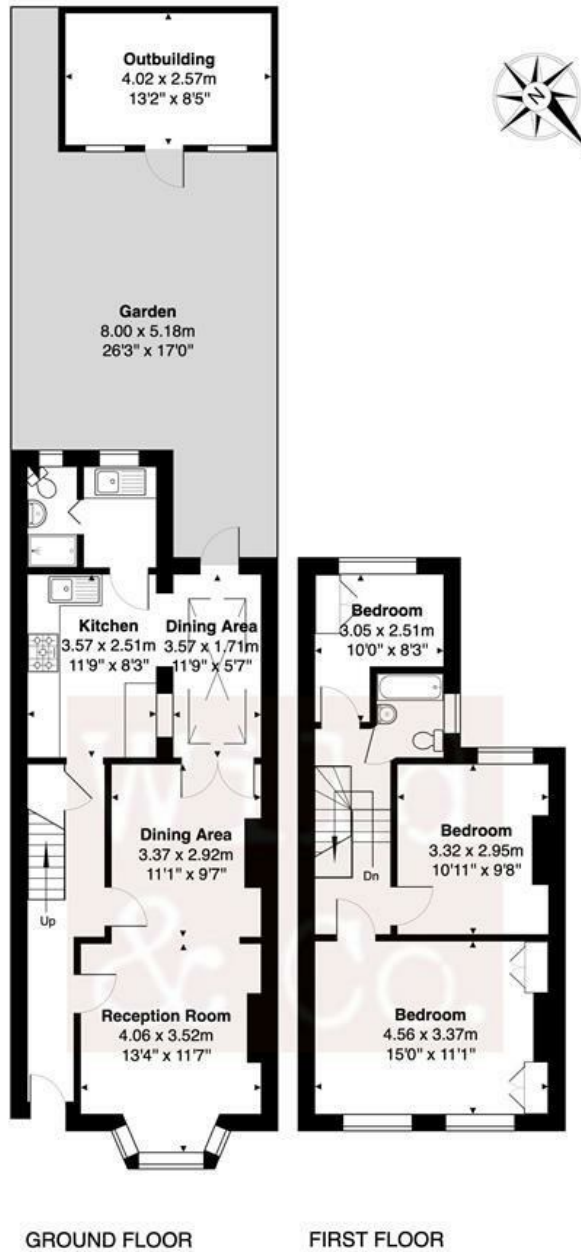
Directions

Off Cassland Road, leading to Morning Lane.



Kenton Road- E9

Approximate Gross Internal Area 95.0 m² ... 1023 ft² (excluding garden, outbuilding)



GROUND FLOOR

FIRST FLOOR

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(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	

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