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Morland Road, London, E17 7JA
Offers In The Region Of £750,000

Kings Group estate agents are proud to present this beautiful four bedroom mid terrace property. The property is being sold on a sole agency basis so the property can only be viewed through us. The property has been fully refurbished throughout. The property has been heavily extended. The rear slope roof was extended in 2014 along with a rear dormer loft extension and en-suite. The property has been fully re-wired and finished to a very high standard. The property comprises a fully double glazed porch that leads into a large open entrance hall. The entrance hall gives access to a reception room to the front of the property that also benefits from a bay window to allow more space and light into the room. A large open plan kitchen/diner and breakfast room are also accessible from the entrance hall. The breakfast room and kitchen both benefit from underfloor heating as well as having solid oak bi-folding doors (with integrated blinds) that lead to a landscaped rear garden. The first floor of this property comprises a fully tiled family bathroom that also benefits from underfloor heating as well as modern bathroom fixtures. The first floor is completed by a further three bedrooms all with built in storage. The second and final floor gives access to a large dormer conversion loft room with a fully tiled shower room. The property is located just a stone's throw away from St James Street station as well as the Walthamstow market itself. Just a two minute walk in the opposite direction and you are in Lea Valley so country walks and bike rides are right on your doorstep as well. Do not miss the opportunity to see a large rare property in this location. Call today!

Porch

Double glazed windows to front and side aspect, laminate flooring.

Entrance Hall

Double glazed window to front aspect, spotlights, single radiator, solid oak flooring, power points and gas/electric meter cupboard.

Reception Room

13'6" x 9'5" (4.13 x 2.89)

Double glazed window to front aspect, spotlights, single radiator, laminate flooring, power points and built in storage.

Open Plan Kitchen/Diner

15'9" x 13'1" (4.81 x 4.01)

Range of base and wall units with roll top work surfaces, tiled splash backs, freestanding cooker and chimney style extractor hood, stainless steel sink and drainer unit, island, space for fridge freezer, plumbing for washing machine, spotlights, power points, solid oak flooring and under floor heating.

Breakfast Room

13'11" x 10'7" (4.26 x 3.23)

Two double glazed velux windows to rear aspect, spotlights, solid oak flooring, under floor heating, power points, combi boiler and double glazed solid oak bi-folding doors (with integrated blinds).

First Floor Landing

Spotlights and laminate flooring.

Family Bathroom

7'3" x 6'3" (2.21 x 1.92)

Three piece bathroom suite comprising panel enclosed bath with thermostatically controlled shower with rainfall shower, pedestal hand wash basin, low level flush WC, extractor fan, tiled walls, tiled flooring with under floor heating, storage cupboard, spotlights and double glazed opaque window to rear aspect.

Bedroom One

9'5" x 13'6" (2.89 x 4.13)

Double glazed window to front aspect, spotlight, single radiator, laminate flooring, phone point, TV aerial point and power points.

Bedroom Two

13'1" x 9'5" (4.01 x 2.89)

Double glazed window to rear aspect, spotlights, single radiator, laminate flooring, phone point, TV aerial point and power points.

Bedroom Three

6'3" x 6'1" (1.92 x 1.87)

Double glazed window to front aspect, spotlights, single radiator, laminate flooring and power points.

Second Floor Landing

Loft Room

21'4" x 15'9" (6.52 x 4.81)

Two double glazed velux windows to front aspect, single radiator, laminate flooring and power points.

Shower Room

7'3" x 6'3" (2.21 x 1.92)

Shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and vanity unit under, low level flush WC, tiled flooring, heated towel rail, tiled walls, spotlights and double glazed opaque window to rear aspect.

Exterior

Garden

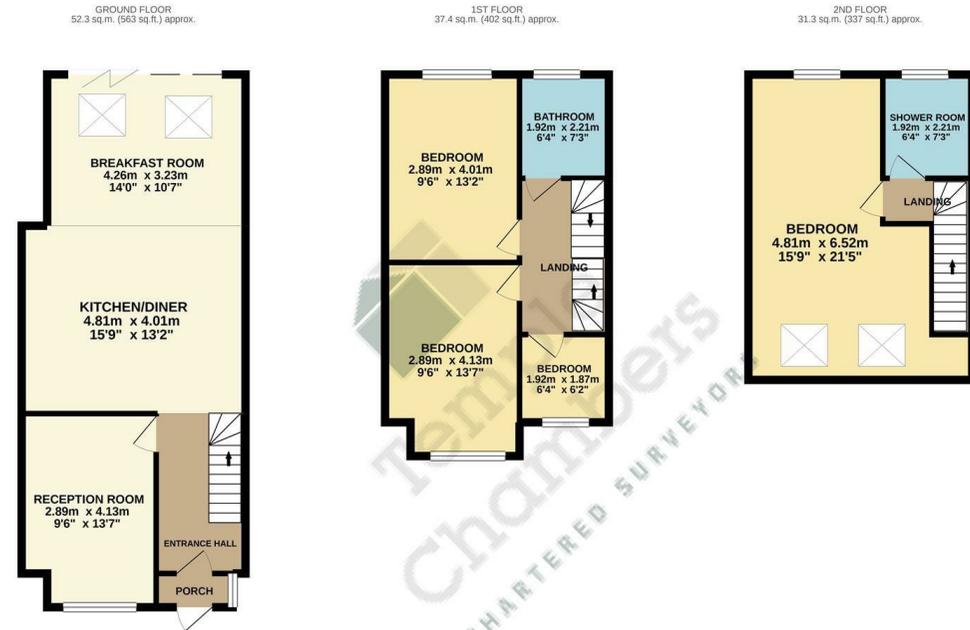
40'10" x 17'2" (12.47 x 5.25)

Mainly laid to lawn with plants and shrub borders, wooden garden shed with power and light (4.23 x 2.10), fence panels and outside security light.

Disclaimer

PLEASE NOTE. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales



TOTAL FLOOR AREA: 121.0 sq.m. (1303 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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