

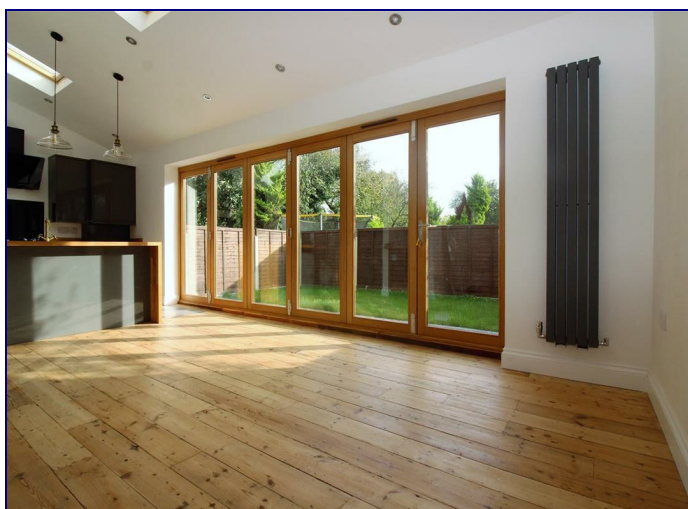
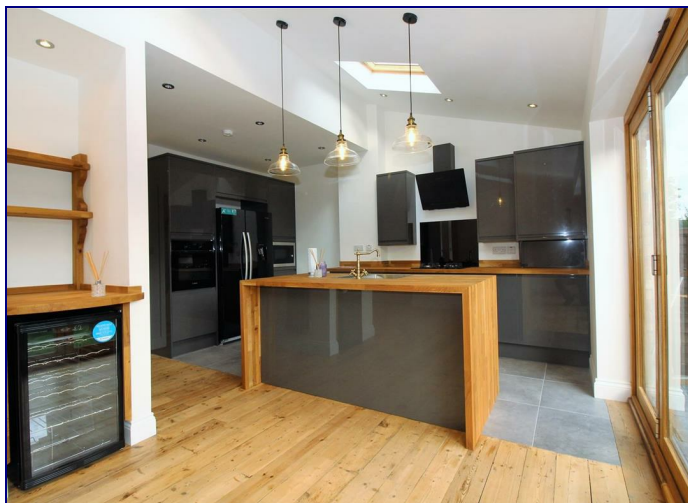


www.kings-group.net

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

Lyne Crescent, London, E17 5HZ
Asking Price £649,995

Kings Group estate agents are proud to present this immaculate four bedroom semi-detached property. The property is being offered on a chain free basis. The property has been completely refurbished throughout to a very high standard. The attention to detail taken is next to none. The property consists of two reception rooms, one being an open through lounge to the front of the property. The through lounge leads into a large kitchen/diner with a W/C adjacent. The kitchen comes with integrated appliances including a dishwasher, washing machine and microwave and has beautiful French doors leading to the garden. The first floor comprises two double bedrooms and a three piece bathroom suite. The second floor finishes the property with two double bedrooms and an en-suite shower room. The property is located with direct access to the north circular as well as being within walking distance to Black Horse Road station. The property is located in the desirable location of Lloyd Park and is within walking distance to both Lloyd's Park itself and The William Morris Gallery. Call today to avoid disappointment.



Hallway
Smoke alarm, airing cupboard with boiler and power points.

Lounge
10'2" x 4'11" (3.1 x 1.5)
Double glazed window to front aspect, spotlights, double radiator and gas heater, stripped wooden flooring, phone point, TV aerial point and power points.

Dining Area
10'2" x 7'7" (3.10m x 2.31m)
Double glazed window to front aspect, spotlights, double radiator and gas heater, stripped wooden flooring, TV aerial point and power points.

Kitchen
15'9" x 14'1" (4.80m x 4.29m)
Range of base and wall units with flat top work surfaces, integrated cooker, gas oven and hob (untested), space for fridge freezer, integrated washing machine and dish washer, power points, stripped wooden flooring, spotlights, double radiator and double glazed window to rear aspect. Door to separate WC and French doors leading to garden.

WC
4'11" x 1'11" (1.5 x 0.6)
Spotlights, hand wash basin with mixer tap and low level flush WC.

First Floor Landing
Power points.

Bedroom One
16'5" x 9'10" (5.00m x 3.00m)
Double glazed window to rear aspect, double radiator, fitted carpet, stone mantle piece, TV aerial point and power points.

Bedroom Two
10'2" x 7'10" (3.1 x 2.4)
Double glazed window to front aspect, double

radiator, fitted carpet, built in wardrobe and power points.

Bathroom
7'0" x 6'3" (2.13m x 1.91m)
Three piece bathroom suite comprising panel enclosed bath with mixer tap, hand wash basin with mixer tap, high level flush WC, part tiled walls, tiled flooring, double glazed opaque window to rear aspect, single radiator and spotlights.

Second Floor Landing

Bedroom Three
13'9" x 8'6" (4.2 x 2.6)
Double glazed window to front and rear aspect, spotlights, double radiator and gas heater, fitted carpet, TV aerial point and power points.

Bedroom Four
13'9" x 8'6" (4.2 x 2.6)
Double glazed window to front and rear aspect, double radiator and gas heater, TV aerial point and power points.

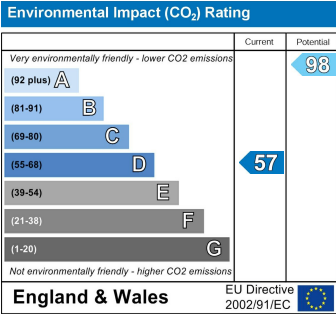
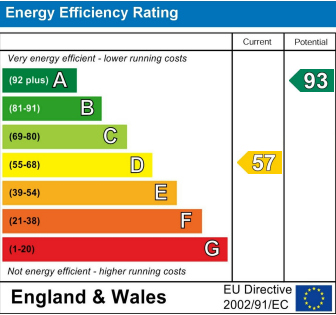
Bathroom
4'11" x 4'7" (1.5 x 1.4)
Double glazed window to rear aspect, spotlights, single radiator, parquet flooring, extractor fan, shower cubicle, hand wash basin, vanity unit and high level flush WC.

Exterior

Garden
24'7" x 15'2" (7.50 x 4.63)
Slate paving, outside water tap and security light.

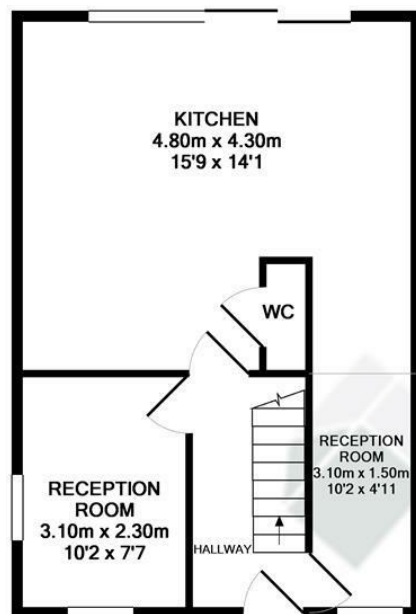
Disclaimer
THE PROPERTY MISDESCRIPTIONS ACT 1991.
The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information

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.

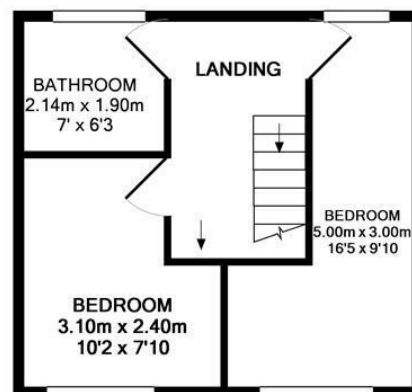




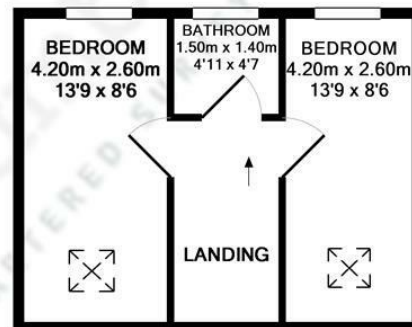




GROUND FLOOR
APPROX. FLOOR
AREA 42.9 SQ.M.
(462 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 27.1 SQ.M.
(291 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 22.6 SQ.M.
(243 SQ.FT.)

TOTAL APPROX. FLOOR AREA 92.6 SQ.M. (997 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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