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Wellesley Road, London, E17 8QX
Offers In Excess Of £585,000

Kings Group estate agents are proud to present this fabulous three bedroom mid terrace House. This property comes with a tremendous amount of potential. As it comes complete with a large through lounge that can be used as a living and dining space or two reception rooms, a fully fitted kitchen and spacious rear garden. The first floor also consists of three bedrooms and a family shower room. The property itself is in very good condition and will allow you to put your own stamp and personalise decoratively. Loft access is available on the landing so there is potential to add both space and value (stpp). The property is excellently located, with access to a range of local amenities such as pubs, restaurants, shops and bars, all within walking distance. This location is attractively positioned within close proximity to the Walthamstow village. Allowing easy access to transport links, with Walthamstow Central being a 10 minute walk away, making journey's throughout London effort less. If you are looking for a house that will make the perfect home. Call today to avoid certain disappointment.

Hallway

Double glazed window to front aspect, coved and textured ceiling, laminate flooring.

Lounge

13'7" x 11'10" (4.14m x 3.61m)

Double glazed bay window to front aspect, coved and textured ceiling, double radiator, laminate flooring, phone point, TV aerial point and power points.

Dining Room

12'3" x 10'8" (3.74 x 3.26)

Double glazed window to rear aspect, coved and textured ceiling, double radiator, laminate flooring, phone point, TV aerial point, power points and under stairs storage cupboard.

Kitchen

15'2" x 9'11" (4.62m x 3.02m)

Range of base and wall units with flat top work surfaces, tiled splash backs, freestanding cooker, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, tiled flooring, double glazed window to side aspect and double glazed patio door leading to garden.

First Floor Landing

Loft access (insulated), fitted carpet and power points.

Shower Room

6'2" x 5'10" (1.88m x 1.78m)

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

Bedroom One

15'3" x 14'0" (4.65m x 4.27m)

Two double glazed bay windows to front aspect, coved and textured ceiling, single radiator, laminate flooring, phone point, TV aerial point and power points.

Bedroom Two

10'10" x 9'10" (3.31 x 3.00)

Double glazed window to rear aspect, coved and textured ceiling, double radiator, laminate flooring, phone point and power points.

Bedroom Three

9'9" x 8'2" (2.98 x 2.49)

Double glazed window to rear aspect, coved and textured ceiling, double radiator, laminate flooring, phone point, TV aerial point and power points.

Exterior

Rear Garden

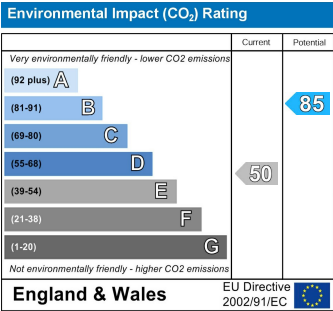
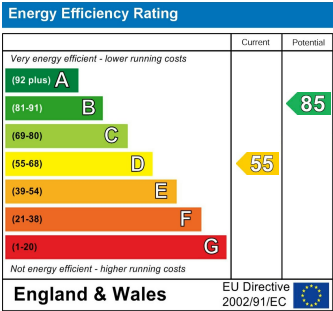
23'5" x 15'10" plus 15'3" x 4'9" (7.14 x 4.84 plus 4.66 x 1.47)

With fence panels, wooden garden shed, external water tap and security light.

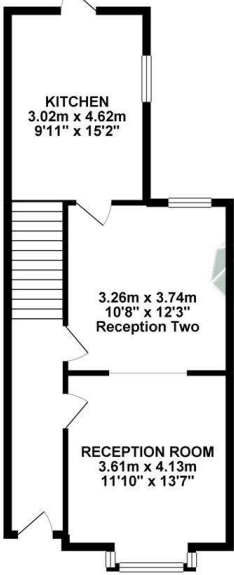
Disclaimer

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not

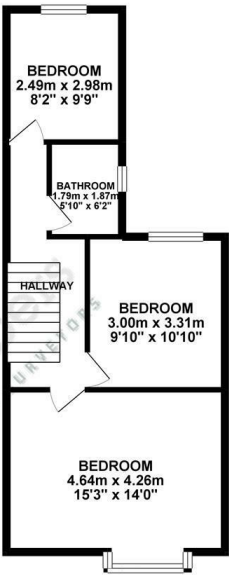
tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification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



GROUND FLOOR 48.58 sq. m.
(522.86 sq. ft.)



1ST FLOOR 46.56 sq. m.
(501.13 sq. ft.)



TOTAL FLOOR AREA: 95.13 sq. m. (1023.99 sq. ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other data are approximate and the responsibility is placed for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown here and herein listed are the guarantee as to their operation or efficiency can be given.
Made with Floorplan 60015

