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Chandos Avenue, London, E17 4PB
Offers In Excess Of £550,000

Kings Group estate agents are proud to present this two/three bedroom end of terrace property. The property is being sold on a chain free basis and we are sole agents so the property can only be viewed through us. You are greeted at the property by a well maintained front garden. Upon entrance a large hallway gives access to two reception rooms. A final reception room to the rear of the property is currently being used as a third bedroom. A fully tiled shower room and a fully fitted kitchen completes the ground floor. The kitchen gives access to a long rear garden with potential parking access (stpp). The first floor of the property comprises two double bedrooms as well as a family bathroom. Loft access is also available on the landing and has the potential to add both space and value (stpp). The property is situated on the borders of the ever popular Lloyd's Park location and within walking distance to both Lloyd's Park itself and The William Morris Gallery. A £23million sports complex has opened opposite and is a stone's throw from the property so you will have a sports centre literally on your door step. The property is located close to bus links giving you easy access to central London. Call today to avoid certain disappointment.

Entrance Hall

Double glazed window to front aspect, double radiator, laminate flooring, power points, under stairs storage cupboard and stairs to first floor landing.

Reception Room

13'9" x 11'4" (4.20 x 3.47)

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

Dining Room

12'2" x 10'3" (3.71 x 3.13)

Double glazed window to side aspect, double radiator, laminate flooring, phone point, TV aerial point and power points.

Lounge

10'11" x 7'5" (3.33 x 2.27)

Double glazed window to rear aspect, textured ceiling, single radiator, laminate flooring and power points.

Kitchen

10'11" x 7'8" (3.33 x 2.36)

Range of base and wall units with roll top work surfaces, tiled splash backs, integrated cooker, electric oven and hob with chimney style extractor hood, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points, tiled flooring, spotlights, double glazed window to rear aspect and double glazed door to rear leading to garden.

Bathroom

8'9" x 3'0" (2.69 x 0.93)

Shower cubicle with thermostatically controlled shower, hand wash basin with mixer taps and vanity unit under, low level flush WC, heated towel rail and tiled walls.

First Floor Landing

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

Family Bathroom

9'2" x 7'4" (2.80 x 2.25)

Four piece bathroom suite comprising freestanding bath, shower cubicle with thermostatically controlled shower, pedestal hand wash basin, low level flush WC, heated towel rail, tiled walls, textured ceiling and double glazed opaque window to rear aspect.

Bedroom One

16'8" x 11'1" (5.10 x 3.40)

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

Bedroom Two

12'9" x 8'11" (3.90 x 2.73)

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

Exterior

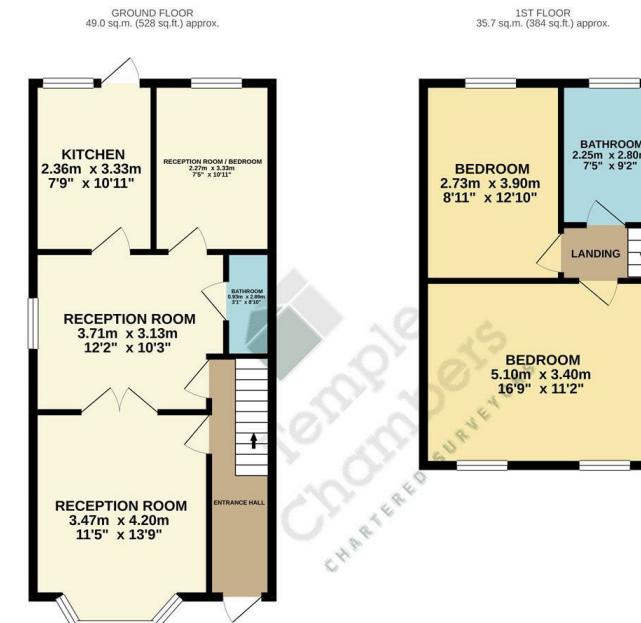
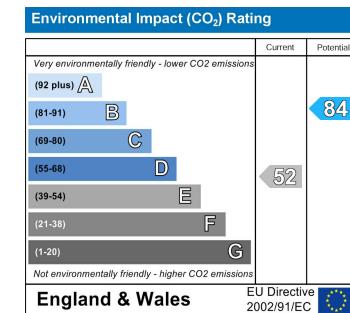
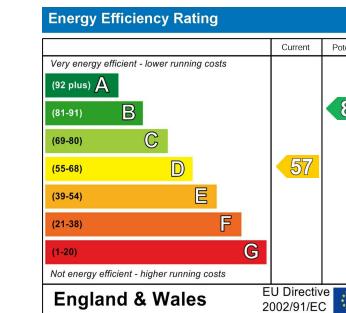
With front and rear gardens.

Rear Garden

Mainly laid to lawn with plants and shrub borders, fence panels, side access, concrete paving, outside water tap and 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.



TOTAL FLOOR AREA: 84.7 sq.m. (912 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 errors or omissions. The floorplan is intended for guidance purposes only and should not be relied upon as an accurate representation of the property. The floorplan is not drawn to scale. The property has not been tested and no guarantee is given as to their operability or efficiency. Please see separate survey.