



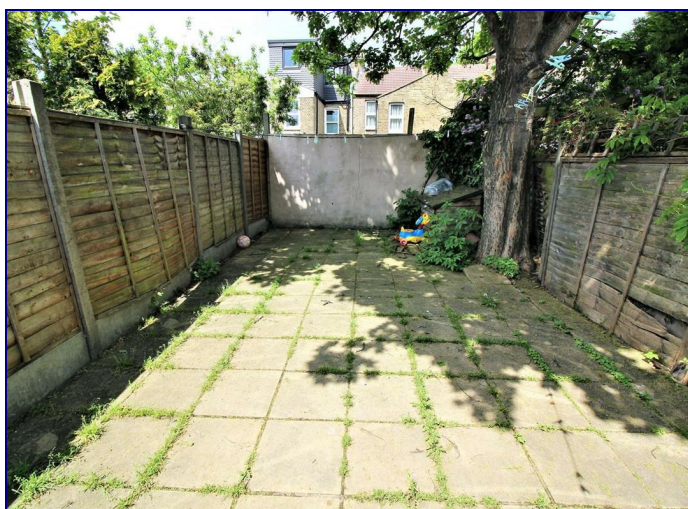
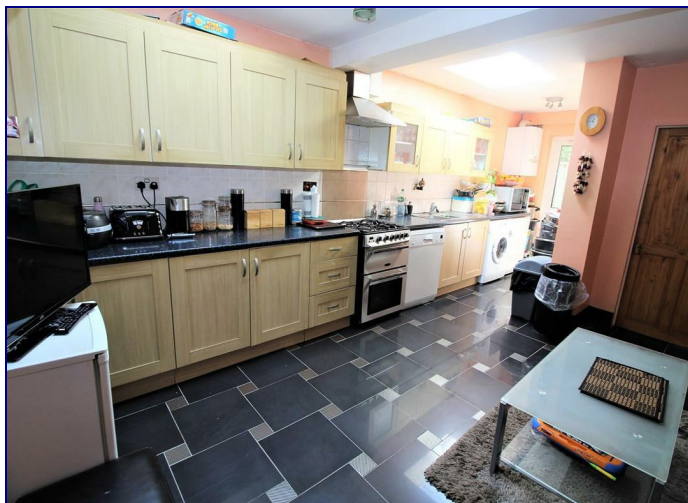
www.kings-group.net

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

Parkhurst Road, London, E17 7EG
£2,000

**** Available with Zero Deposit ****

Kings Group is proud to present this lovely three bedroom property on the well located Parkhurst Road. Upon entrance the property consists of a large living room to the front of the property, followed by a fantastic sized dining room, and spacious kitchen to the rear that allows access to the downstairs bathroom and the rear garden. On the first floor are two double bedrooms and a single bedroom. A major selling feature for this property is also the location, being situated just behind the famous Walthamstow market allows access to many amenities as well as being within walking distance to Walthamstow Central & St James Street Station. 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. Call today to avoid certain disappointment.



Entrance

Via porch with double glazed window to front aspect and fitted carpet.

Hallway

Double glazed window to front aspect, coved ceiling, fitted carpet and power points.

Lounge

16'4" x 10'3" (5.00 x 3.14)

Double glazed bay window to front aspect, coved ceiling with ceiling rose, double radiator, fitted carpet, phone point, TV aerial point and power points.

Dining Room

13'7" x 10'5" (4.15 x 3.18)

Double glazed window to rear aspect, coved ceiling, single radiator, fitted carpet, power points and stairs to first floor landing.

Kitchen

21'10" x 13'0" (6.67 x 3.97)

Range of base and wall units with roll top work surfaces, tiled splash back, freestanding cooker, chimney style extractor hood, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, integrated dishwasher, tiled flooring, two skylights, single radiator, power points and double glazed door to rear leading to garden.

Bathroom

6'1" x 5'7" (1.86 x 1.71)

Three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, hand wash basin with vanity unit under, low level flush WC, tiled walls, heated towel rail, tiled flooring and double glazed opaque window to rear aspect.

First Floor Landing

Bedroom One

13'5" x 10'11" (4.10 x 3.34)

Two double glazed windows to front aspect, coved ceiling, picture rail, single radiator, fitted carpet and power points.

Bedroom Two

13'4" x 9'4" (4.07 x 2.87)

Double glazed window to rear aspect, coved ceiling, spotlights, single radiator, fitted carpet and power points.

Bedroom Three

8'10" x 7'0" (2.71 x 2.15)

Double glazed window to rear aspect, single radiator, fitted carpet and power points.

Exterior

With front and rear gardens.

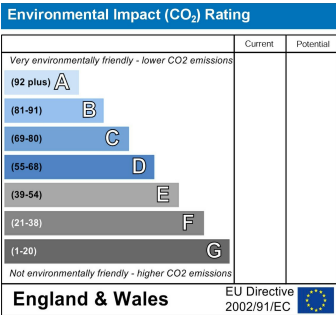
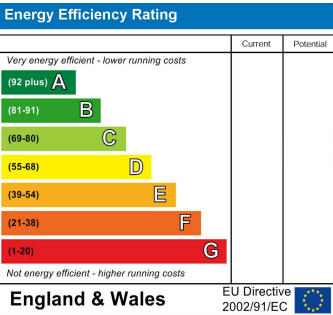
Rear Garden

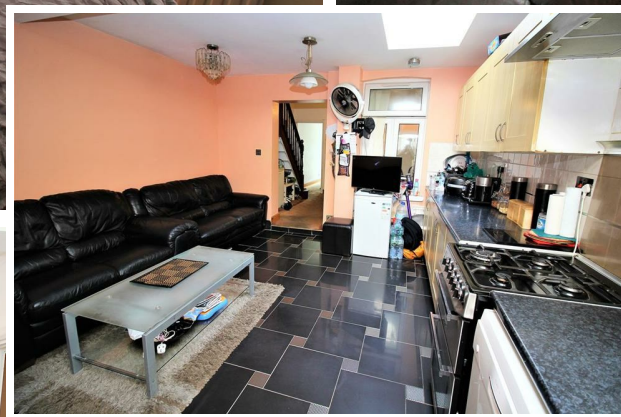
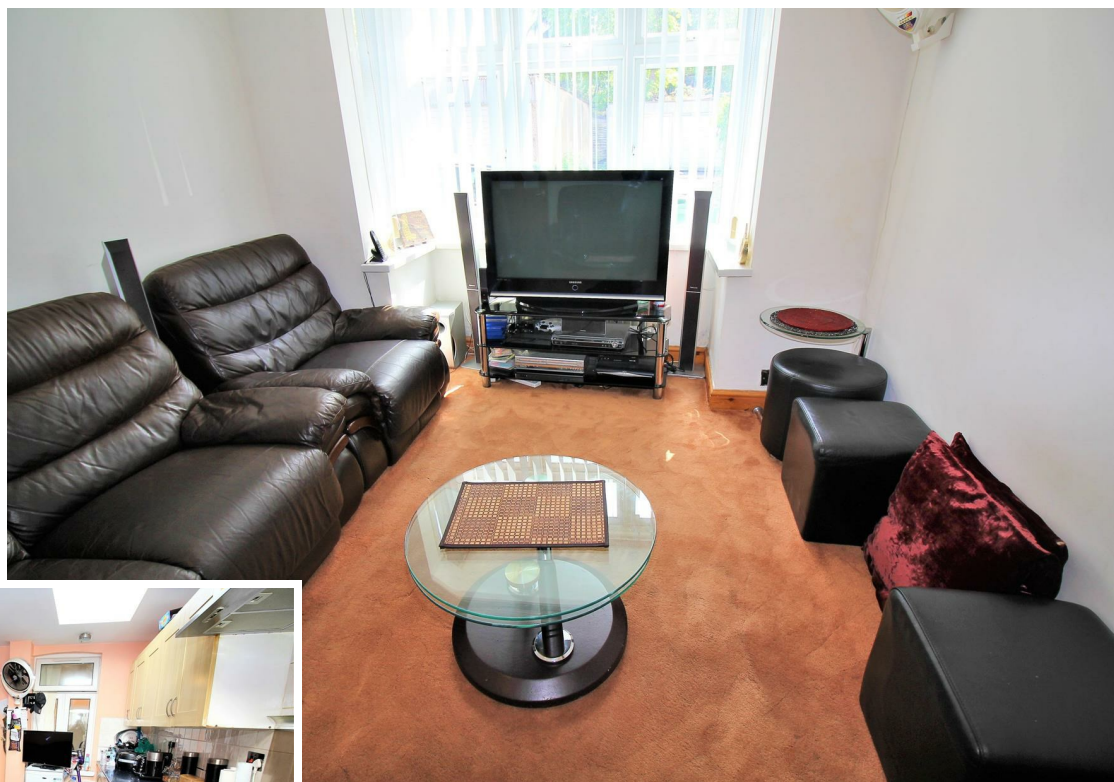
26'8" x 14'1" (8.15 x 4.30)

Fence panels, concrete paving, outside water tap and security light.

Disclaimer

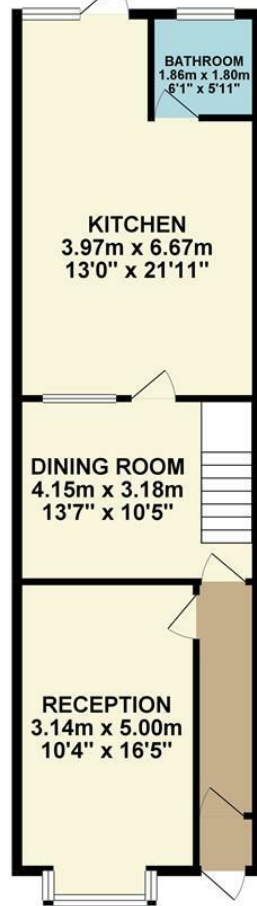
THE PROPERTY MISDESCRIPTIONS ACT 1991.
The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.







GROUND FLOOR 62.43 sq. m.
(672.00 sq. ft.)



1ST FLOOR 36.59 sq. m.
(393.85 sq. ft.)



TOTAL FLOOR AREA : 99.02 sq. m. (1065.85 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.
Made with Metropix ©2019



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

