



Not specified

**32, FORESTERS
DRIVE, E17 3PG**

Price Guide
£825,000

Available:

FEATURES



 4  1  1  E

Huddletons

4 Bedroom Not specified located in London

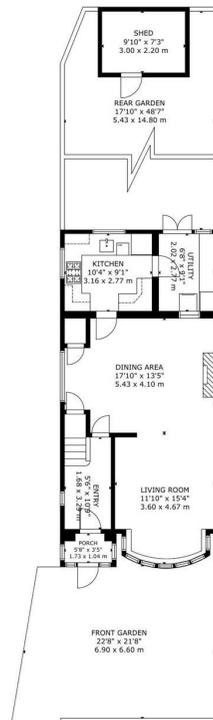
Houses on this street rarely come to market, and even without a loft conversion or further extensions, the current footprint already provides an impressive 1,253 square feet of living space.

This particular property is perfectly suited to young families progressing along the property ladder, offering generous proportions along with excellent scope to further enhance and personalise.

From the front, the home presents beautifully and also benefits from off-street parking. The original façade and traditional windows create excellent kerb appeal, while the internal layout offers a solid foundation that could be significantly improved to suit modern family living.

Upon entering, you are welcomed by a spacious double reception that provides light and space, enhanced by lovely stained-glass windows that add charm and character to the space. To the rear, the property opens into a dining area, kitchen and utility room which all enjoy good natural light and access to the garden.

Stairs lead to the first floor where you will find three good sized bedrooms and a fourth single/study. The family bathroom is clean and tidy and this home has the potential to add another two further



GROSS INTERNAL AREA

TOTAL: 117 m²/1,253 sq ft
GROUND FLOOR: 63 m²/673 sq ft, FIRST FLOOR: 54 m²/580 sq ft
EXCLUDED AREAS: SHED: 7 m²/71 sq ft, FRONT GARDEN: 38 m²/410 sq ft, REAR GARDEN: 72 m²/775 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

GROUND FLOOR

Call us on

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Council Tax Band

E

| Energy Efficiency Rating | | Current | Potential |
|---|---|--------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 49 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive | EU |
| | | 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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