



CHURCHILL
estates



Marten Road, Walthamstow

Guide Price £875,000

Tenure : Freehold

Floor Area : 1254.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C


Bedrooms : 4

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating

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



Guide price £875,000-£925,000. Located on Marten Road in the sought-after area of Walthamstow. This delightful newly modernised and remodelled home boasts a cosy Lounge with feature Fireplace, perfect for entertaining guests or simply relaxing with your family, to the rear of the ground floor is the stunning 31ft6 Family Living/Kitchen area, giving access to the handy cloakroom/wc as well as leading onto the easily maintained rear garden with its Office/Garden Room . With four bedrooms and two bathrooms, there is ample space for everyone to enjoy.

Spanning across 1,254 square feet, this property offers a comfortable and inviting atmosphere for you to call home. Situated in a great family-friendly neighbourhood, this home is surrounded by a tree-lined turning, adding a touch of tranquillity to your everyday life. Whether you're looking to settle down with your loved ones or simply seeking a peaceful retreat, this property offers the perfect blend of comfort and convenience. The location provides easy access to nearby stations, schools, and buses, making your daily commute a breeze, as well as having Lloyd Park just around the corner, offering a great space to enjoy with the Kids, dog walking or Friends.

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful community. Contact us today to arrange a viewing and take the first step towards finding your dream home on Marten Road.

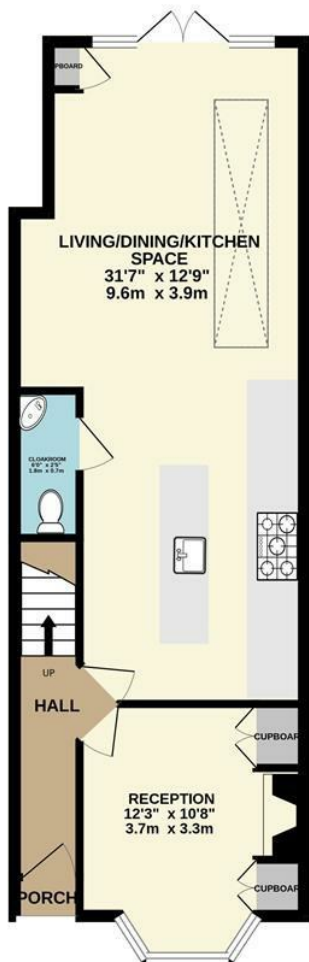




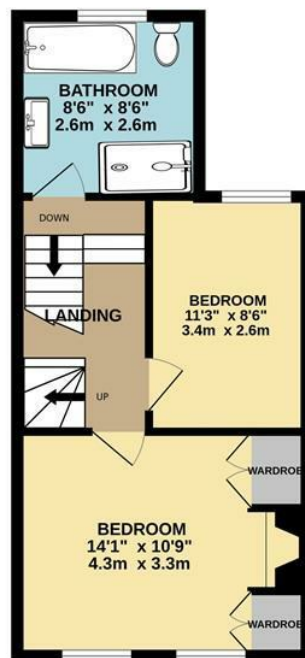




GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.4 sq.m.) approx.



2ND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 1254 sq.ft. (116.5 sq.m.) 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 ©2024



Email walthamstow@churchill-estates.co.uk

To view call **0208 503 6060**

CHURCHILL
estates