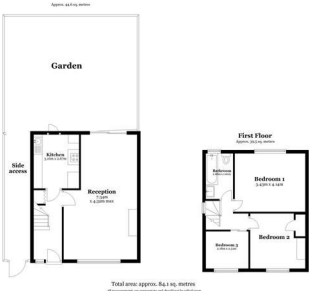


34 Millfield Avenue, London, Walthamstow, E17 5HH  
Offers In Excess Of £500,000



# 34 Millfield Avenue, London, Walthamstow, E17 5HH

## Offers In Excess Of £500,000

### Council Tax Band: C

FOR SALE | Completion Sales & Lettings are delighted to offer for sale this beautiful semi-detached house with full of potential for further expansion (subject to necessary consents)

The property comprises of, entrance to the hall, with under stairs storage cupboard, door to the through lounge which is bright and airy with front aspect windows. To the rear aspect of the through lounge you have patio doors leading to, a low maintenance rear garden part decked to the front, the patio with a raised decked seating area to the rear of the garden.

Kitchen is fully fitted with a range of wall and base units and sink unit. The first floor comprises of a landing giving access to all three bedrooms and a large family bathroom, the master bedroom is situated to the rear of the property overlooking the garden, bedroom two, to the front aspect of the property onlooking to



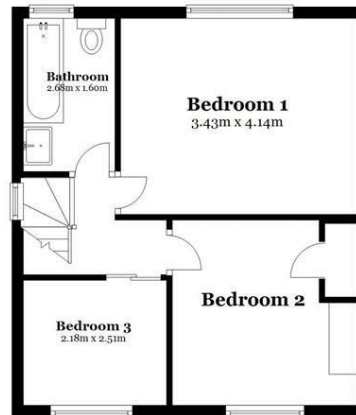




**Ground Floor**  
Approx. 44.6 sq. metres



**First Floor**  
Approx. 39.5 sq. metres



Total area: approx. 84.1 sq. metres  
All measurements are appropriate and should not be relied upon.  
Plan produced using PlanUp.

337 Forest Road  
London  
E17 5JR  
02085277007

enquiries@completion.co.uk  
completion.co.uk

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