

74 Marten Road, London, E17 4NN  
Asking Price £800,000



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Council Tax Band:

This meticulously designed three double bedroom house is a standout property for those seeking tranquility on a serene, tree-lined residential street. Boasting a dual aspect reception room, three generously sized double bedrooms, and a spacious first-floor bathroom featuring a separate shower cubicle and elegantly crafted sliding doors with glass fronts, this residence offers both functionality and style. The bathroom's expansive layout transforms it into more than just a family necessity, doubling as a luxurious dressing room.

In addition to its interior charms, the house is equipped with Gas Central Heating and Double Glazing, ensuring comfort and energy efficiency throughout the seasons. Located on Marten Road, this residence enjoys an advantageous position with convenient access to public transportation links and easy driving routes to both Inner City and destinations beyond London.

Viewings are currently being scheduled; interested parties are encouraged to contact Completion at 0208 527 7007 to arrange a visit.

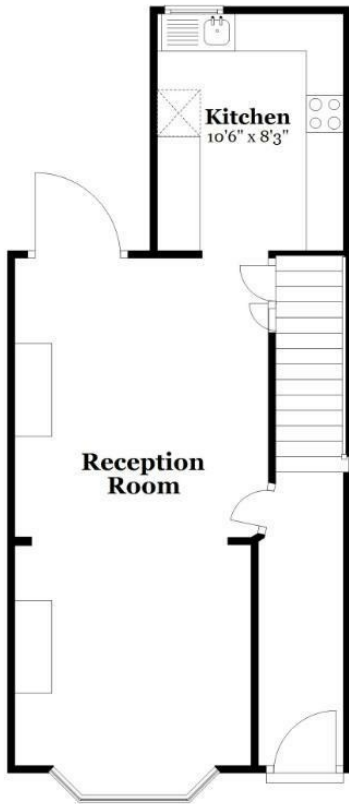




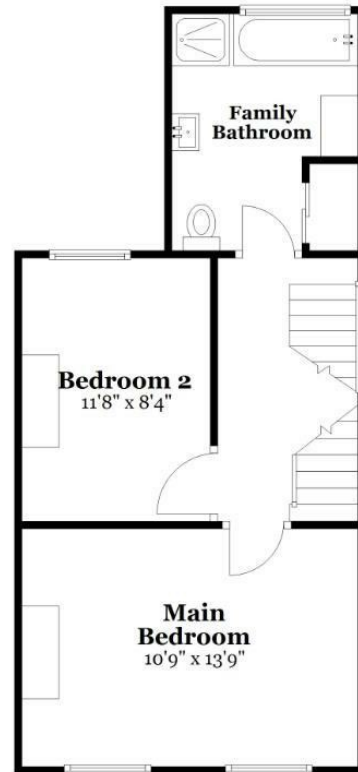




**Ground Floor**  
Approx. 420.2 sq. feet



**First Floor**  
Approx. 422.6 sq. feet



**Second Floor**  
Approx. 190.6 sq. feet



Total area: approx. 1033.4 sq. feet  
All measurements are appropriate and should not be relied upon.  
Plan produced using PlanUp.

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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	