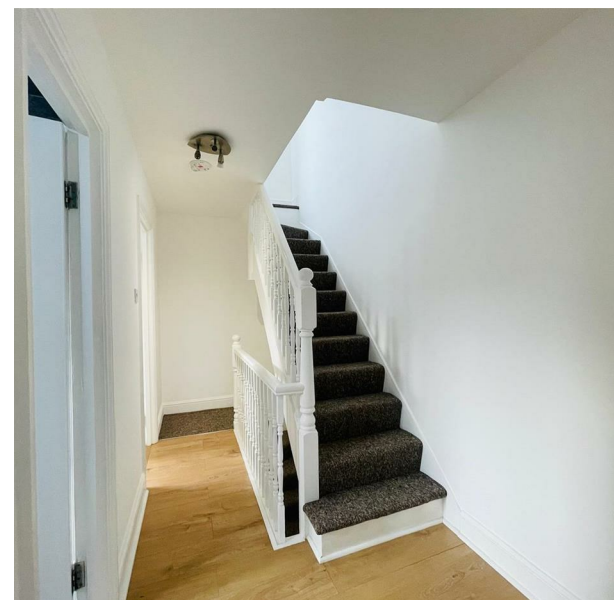


12B Farnborough Avenue, London, E17 6HX
Price Guide £495,000

COMPLETION
SALES & LETTINGS



12B Farnborough Avenue, London, E17 6HX

Price Guide £495,000

Council Tax Band: C

Nestled in the vibrant area of Walthamstow, this charming house on Farnborough Avenue presents an excellent opportunity for those seeking a comfortable family home. Spanning an inviting 678 square feet, the property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space.

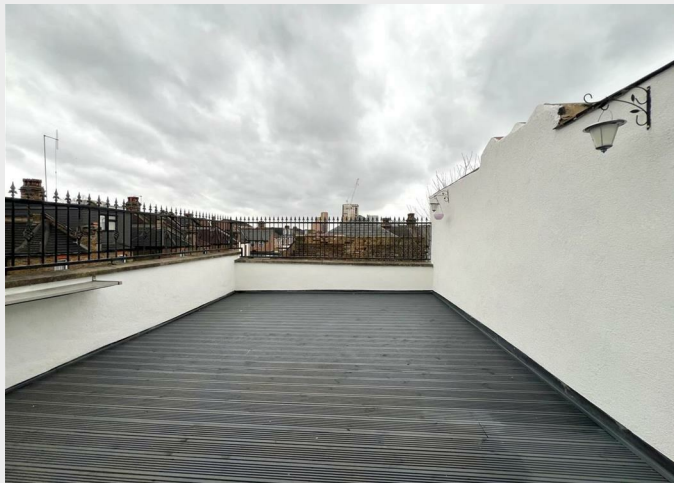
Upon entering, you are greeted by a spacious reception room that offers a warm and welcoming atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed to maximise space and light, creating a pleasant living environment.

The property features a well-appointed bathroom, ensuring convenience for all residents. The bedrooms are versatile and can be adapted to suit your needs, whether as children's rooms, guest spaces, or a home office.









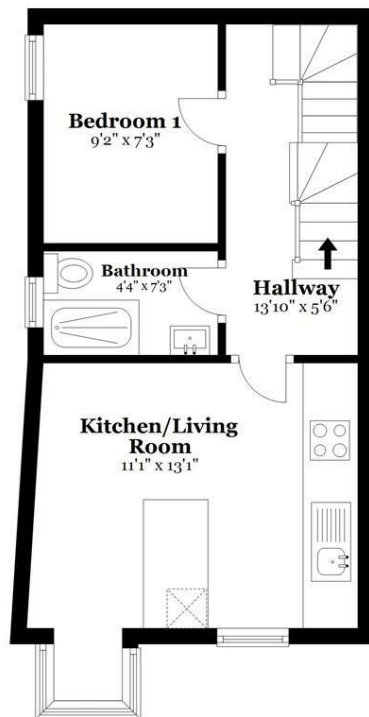
Ground Floor

Approx. 60.6 sq. feet



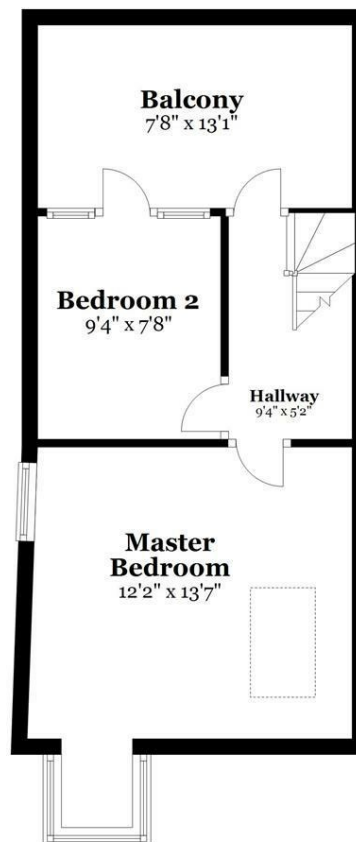
First Floor

Approx. 342.6 sq. feet



Second Floor

Approx. 398.1 sq. feet



Total area: approx. 801.4 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		59
EU Directive 2002/91/EC		
England & Wales		