



Markhouse Road | | Walthamstow | E17 8EE

Guide price £400,000

CROWN  
GROUP ESTATES

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Stylish Two-Bedroom First-Floor Home on Markhouse Road, E17

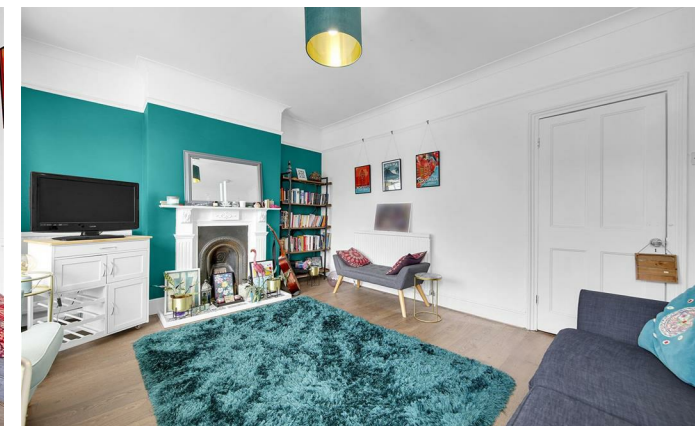
Guide Price: £400,000 – £425,000

Situated on the sought-after Markhouse Road in Walthamstow, this charming first-floor property offers a bright, well-proportioned living space designed for modern city life. Comprising two bedrooms, a generous kitchen, one reception room, an en suite bathroom, and a separate family bathroom, the home delivers a practical and versatile layout ideal for both everyday living and entertaining. The flat was comprehensively refurbished by the present owner on purchase and is in excellent condition, while being set on the road it is also exceptionally well insulated from traffic.

The reception room is flooded with natural light, creating a warm and inviting atmosphere, while the kitchen provides ample space for cooking and casual dining. The main bedroom offers a restful retreat with its own en suite bathroom, and the second bedroom is adaptable for guests, children, or use as a home office. A separate family bathroom completes the accommodation.

Conveniently located close to local shops, amenities, and transport links, this home offers easy access to Walthamstow Central and Leytonstone stations, making travel across London simple. Perfect for first-time buyers, professionals, or investors, this property represents a fantastic opportunity to secure a comfortable and stylish home in a prime E17 location.

- Spacious first-floor reception room
- Well-equipped kitchen
- Generous main bedroom
- Versatile attic bedroom
- Private en suite
- Well-presented bathroom
- Situated on Markhouse Road with easy access to local amenities.
- Close to Lea Bridge Station and bus routes for easy travel across London.
- Ideal for families, with green spaces like Thomas Gamuel Park nearby.
- Local shops and cafés on the doorstep



Crown Group Estates is an RICS-regulated firm providing expert property services, including sales, acquisitions, and valuations. Whether you're buying or selling, our professional guidance ensures a smooth and informed transaction. Speak to our team today to discuss your property needs.



## Reception Room

15'6" x 14'3" (4.73m x 4.35m)

A bright and airy first-floor reception room, thoughtfully designed to provide a versatile living space. Bathed in natural light, it offers a warm and inviting atmosphere, perfect for relaxing, entertaining, or adapting to suit your lifestyle and furnishings.

## Kitchen

11'4" x 9'4" (3.47m x 2.85m )

A spacious and well-proportioned kitchen that seamlessly blends practicality with comfort. Designed as a welcoming hub for both cooking and casual dining, it offers ample workspace and versatile layout options, making it the perfect setting for everyday living and entertaining alike.

## Shower Room

6'5" x 5'10" (1.98m x 1.79m)

A well-presented shower room featuring a clean and functional layout, thoughtfully designed to provide both comfort and convenience. Bright and practical, it offers a fresh and inviting space for everyday use.

## Bedroom 1

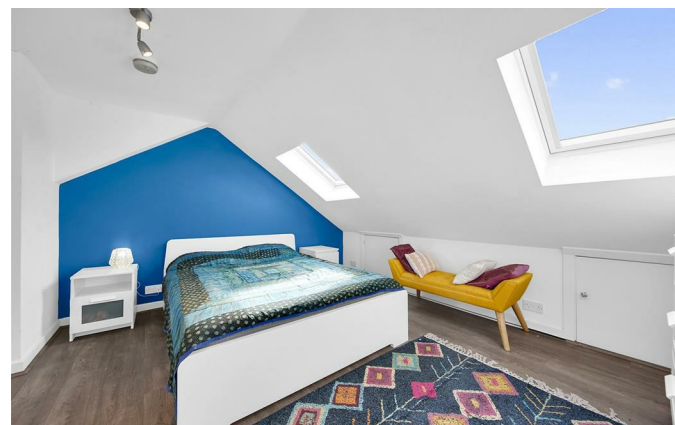
13'0" x 12'1" (3.97m x 3.70m )

A bright and adaptable attic bedroom, offering flexible living space to suit a variety of needs. Ideal as a child's room, a guest bedroom, or a versatile multi-purpose area, it combines comfort with practical functionality.

## Bedroom 2

14'0" x 9'8" (4.29m x 2.95m )

A bright and airy bedroom, generously proportioned to accommodate a variety of furnishings. The space is designed to create a calm and inviting atmosphere, providing a restful retreat at the end of the day.



## En-Suite

5'8" x 5'1" (1.75m x 1.55m )

A well-appointed en suite bathroom, thoughtfully designed to provide added privacy and convenience. Combining style with functionality, it offers a comfortable and practical space ideal for both family use and guests.

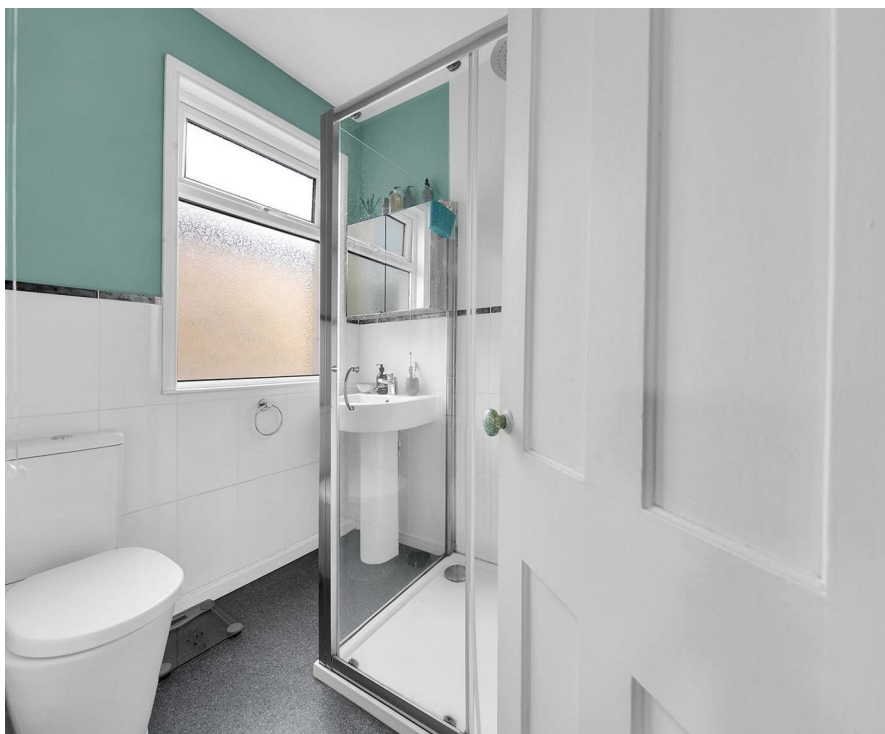
## A Home Full of Memories on Markhouse Road, E17

"I've truly loved living in this charming first-floor home on Markhouse Road. It's bright, welcoming, and perfectly laid out for modern city life. With two bedrooms, a spacious kitchen, one reception room, an en suite, and a separate bathroom, it has been the perfect space for both everyday living and hosting friends and family.

Having the extra bedroom has meant friends can stay over comfortably, and we've created so many fun memories and enjoyed countless social evenings here. The reception room is full of natural light, making it a warm and inviting space for relaxing or entertaining, while the kitchen provides plenty of room for cooking and casual dining.

Being on the first floor has given me an added sense of security, which has been a real comfort. The location is fantastic too—close to local shops, amenities, and excellent transport links and under access St James Station, Leyton Station making it easy to get around London and the west facing lounge means ensures sunshine from midday to sunset.

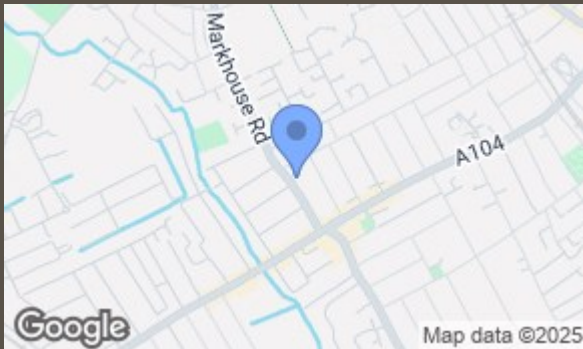
This home has been a wonderful place to live, and I hope the next owner will enjoy it as much as I have, creating their own memories and enjoying everything this versatile and charming property has to offer."



Before committing to a purchase, ensure you know the true condition of the property. We offer RICS Level 2 and Level 3 Surveys, providing expert insight into potential defects and risks. Contact us today to book your survey and buy with confidence.

This property is being marketed by Crown Group Estates, of which the seller is a director/owner.





The property is well positioned on Markhouse Road, offering easy access to a wide range of local amenities. Lea Bridge Station is close by, providing straightforward links into central London, while regular bus services run along the road. Families will appreciate the choice of nearby schools, as well as open spaces like Thomas Gamuel Park just a short walk away.



| 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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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