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Markhouse Avenue, London, E17 8AY
Offers In Excess Of £610,000

Kings Group are delighted to present this period Three Bedroom Mid terrace property on Markhouse Avenue.

Upon arrival, you're greeted by a welcoming front porch, setting the tone for the warmth and coziness found within. The property features double glazed windows throughout. Step inside to discover a well-appointed living space benefitting from ample natural light. The fully fitted kitchen is supplied with range of base and wall unit with space for all of your appliances and plenty of storage. Downstairs you will find a modern 3 piece bathroom suite and a lean to.

Ascend the stairs to find Three generously sized double bedrooms, perfect for relaxation. Outside you will find the private rear garden which is benefits from patio ,lawn and a storage shed. With its prime location, this property offers easy access to local amenities, schools, and transportation, making it an ideal home for those seeking comfort and convenience.

Locality:

Enjoying a sought after location such as this allows for easy access to everything Walthamstow has to offer. The famous 1km long Walthamstow market is only a six minute walk away and you can enjoy the alluring range of amenities at St James Street Crate on the way. St James Street station is the same distance and gives a plethora of travel options right on your door step. St James Park is also only a three minute walk and is the ideal space to exercise, walk the dog or even spend the day with a picnic and keep the children entertained for hours on end.

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: C
Annual Council Tax Estimate: £1,724 pa

Hallway
4'11" x 18'0" (1.5 x 5.5)

Double radiator, stripped wood flooring and power points.

Ground Floor Bathroom
9'0" x 8'7" (2.76 x 2.62)

Double glazed window to rear aspect, spotlights, tiled walls and flooring, heated towel rail radiator, extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin with vanity unit under, low level flush w/c.

Reception
24'1" x 11'10" (7.35 x 3.62)

Double glazed window to front aspect, ceiling with Centre ceiling rose, double radiator, carpeted flooring, gas fireplace, door leading to garden.

Kitchen
12'11" x 9'10" (3.95 x 3.02)

Double glazed window to side aspect, textured ceiling, double radiator, tiled flooring and walls with tiled splash backs, range of base & wall units with roll top granite effect work surfaces, gas oven and hob, extractor fan, sink with drainer unit, plumbing for washing machine, power points.

First Floor Landing
12'1" x 4'11" (3.70 x 1.51)
Carpeted flooring and power points.

Bedroom One
15'2" x 12'0" (4.63 x 3.68)

Double glazed window to front aspect, textured ceiling, single radiator, carpeted flooring, fitted wardrobes and power points.

Bedroom Two
11'6" x 9'10" (3.51 x 3.00)

Double glazed window to rear aspect, textured ceiling, single radiator, carpeted flooring, build in wardrobes and power points.

Bedroom Three
10'5" x 9'4" (3.20 x 2.86)

Double glazed window to rear aspect, textured ceiling, single radiator, carpeted flooring, fitted wardrobes and power points.

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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



MARKHOUSE AVENUE
TOTAL FLOOR AREA: 98.3 sq.m. (1058 sq.ft.) approx.
What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of walls, window openings and floor openings are not approximate and are intended to be used for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made for accuracy of dimensions and area.

