









# www.kings-group.net

248 Hoe Street Walthamstow E17 3AX Tel: 020 8521 1122 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**

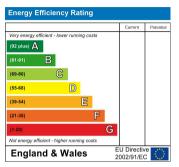
11'6" x 9'10" (3.51 x 3.00)

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

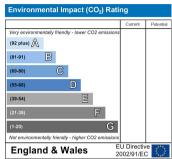
## **Bedroom Three**

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.



1ST FLOOR 41.5 sq.m. (447 sq.ft.) appro



GROUND FLOOR 56.8 sq.m. (611 sq.ft.) approx.





TOTAL FLOOR ARRIE-198. 5 u.m. (1658 sq. ft.) approx.

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