



www.kings-group.net

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

Marten Road, London, E17 4NN
Offers In The Region Of £700,000

Dramatic, Captivating & Enchanting, the vast internal space of this amazing four bedroom 1930's mid terrace property will be sure accommodate even the larger than average of families. Ideally located with a direct entrance into Lloyds Park at the end of the road, this properties fantastic heritage is only enhanced by its popular and desirable location. Boasting a spacious and bright through lounge, four well sized double bedrooms and two large bathrooms, you can be confident that your new family home will tick all the boxes you have been looking for. Benefitting from double glazed windows as well as gas central heating via a Vaillant combination boiler and insulation, allows you to purchase safe in the knowledge that you have everything you need to aid in reducing any excessive energy consumption and bring down the extortionately high energy bills. A gorgeous 60ft west facing rear garden completes your new home and comes with a brick built summer house that is ideal for storage or has potential to create the perfect remote office.

Property Showcases

You are greeted at the property by a beautiful brick wall that opens into the easy to maintain front garden that gives direct access to the fully double glazed enclosed porch. The porch allows access to the main front door and provides plentiful space to remove both coats and shoes before entering your new family home. The bright and spacious entrance hall is accessible via the main front door and grants entry to the generously sized through lounge as well as the first floor landing via a carpeted stair case. The spacious through lounge benefits from a sizeable bay window that bathes the room in natural sunlight as well as adding additional floor area to this already generously sized room. The through lounge connects to the fully fitted kitchen and here you will discover a range of base and wall units that present an abundance of additional storage space that will be sure to cater for even the more clustered of families. A quiet lobby area leads off of the kitchen and provides some additional storage space as well granting admittance to both the ground floor bathroom and rear garden. The 60ft west facing rear garden offers exciting potential to revamp and develop into the perfect outdoor space for entertaining in the summer months. Back inside the property and up the stairs you are presented with a spacious and airy first floor landing. The landing gives access to three well-sized double bedrooms, the fully tiled shower room as well as another fully carpeted stair case that leads to the full dormer loft conversion. The loft bedroom brings together the original features and elegant proportions of a period property while enjoying an immaculate contemporary interior that provides gorgeous elevated views of the surrounding area.

Location

Situated on the gorgeous tree-lined street of Marten Road gives a wealth of opportunities when it comes to exploring everything Walthamstow has to offer. The famous and alluring Lloyds Park is accessed at the end of the road here you can seek to revel in the outdoor gym, tennis and basketball courts as well as outdoor table tennis and bowling greens. Natural play areas with climbing logs, sandpits, and skate and scooter parks will be sure to keep the little ones entertained for hours on end and creates the perfect place for family picnics and day outings. You can take a short four minute walk to the Waltham Forest Feel Good Centre which is one of the biggest facilities of its kind in London and offers a vast range of activities. From swimming and diving in the 25m indoor swimming pool with 3m diving boards to fitness workouts in our state-of-the-art, 170 station gym and a range of high and low intensity fitness classes - there are plenty of ways to get involved. Families will be kept busy too, with a host of fun activities in their trampoline park, soft play and clip 'n climb, to a huge selection of lessons and courses for all ages - including swimming, gymnastics, football, dance and tennis. And if you're looking to just relax and unwind, their thermal spa, massage and body treatments at Spa Experience by Better are only a booking away. You also have essential amenities just a stone's throw away, the Chingford Road food centre, Monoux coffee house & the dog and duck are all easy accessible and provide the ideal local conveniences that you could ever ask for. Transportation links are also in huge supply, 5 bus stops are all under 0.15 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are 1.1 miles and 1.4 miles from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.68 mile catchment and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

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

Porch

4'11" x 4'3" (1.50 x 1.30)
Tiled flooring and double glazed door and window to front aspect.

Entrance Hall

2'10" x 17'3" (0.88 x 5.26)
Single glazed door and window to front aspect, single radiator and laminate flooring.

Through Lounge

11'6" x 24'8" (3.52 x 7.53)
Double glazed bay window to front aspect, coved ceiling, double radiator, laminate flooring, feature fireplace, Phone and TV aerial point, under stairs storage cupboard and power points.

Kitchen

10'3" x 9'4" (3.13 x 2.85)
Double glazed window to side aspect, laminate flooring, walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and gas hob, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, coved ceiling, power points and Vaillant combination boiler.

Lobby

3'1" x 5'9" (0.96 x 1.76)
Vinyl flooring, storage cupboard and double glazed door leading to garden.

Ground Floor Bathroom

6'4" x 8'3" (1.95 x 2.52)
Single glazed opaque window to rear aspect, part tiled walls, double radiator, vinyl flooring, panel enclosed bath with mixer tap & shower attachments, hand wash basin with mixer tap and pedestal, low level flush w/c.

First Floor Landing

7'1" x 11'5" (2.18 x 3.50)
Single radiator and carpeted flooring.

Bedroom One

14'2" x 10'9" (4.33 x 3.30)
Double glazed window to front aspect, coved ceiling, double radiator, laminate flooring, power points, tv aerial and phone point.

Bedroom Two

11'8" x 8'8" (3.58 x 2.66)
Single glazed window to rear aspect, coved ceiling, carpeted flooring, double radiator, built in wardrobe and power points.

Bedroom Three

8'8" x 6'9" (2.66 x 2.07)
Single glazed window to rear aspect, coved ceiling, carpeted flooring, double radiator, and power points.

First Floor Bathroom

2'11" x 5'8" (0.91 x 1.75)
Double glazed opaque window to side aspect, tiled walls and flooring, heated towel rail radiator, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and vanity under, low level flush w/c.

Second Floor Landing

11'5" x 2'7" (3.49 x 0.79)
Double glazed window to rear aspect and laminate flooring.

Bedroom Four

10'9" x 16'7" (3.29 x 5.08)
Double glazed Velux window to front and single glazed window to rear aspect, double radiator, laminate flooring, coved ceiling, power points and Eaves storage.

Garden

4'10" x 21'3" + 15'1" x 35'10" (1.48 x 6.50 + 4.61 x 10.93)
Plants and shrub borders, fence panels, concrete paving, brick built summer house and water tap.



TOTAL FLOOR AREA: 115.5 sq.m. (1243 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their operability or efficiency can be given.
Made with Metropix 02023

