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Markhouse Road, Walthamstow

Price Guide £575,000

Tenure : Freehold

Floor Area : 1224.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : C

Bedrooms : 3

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



GUIDE PRICE £575,000-£625,000

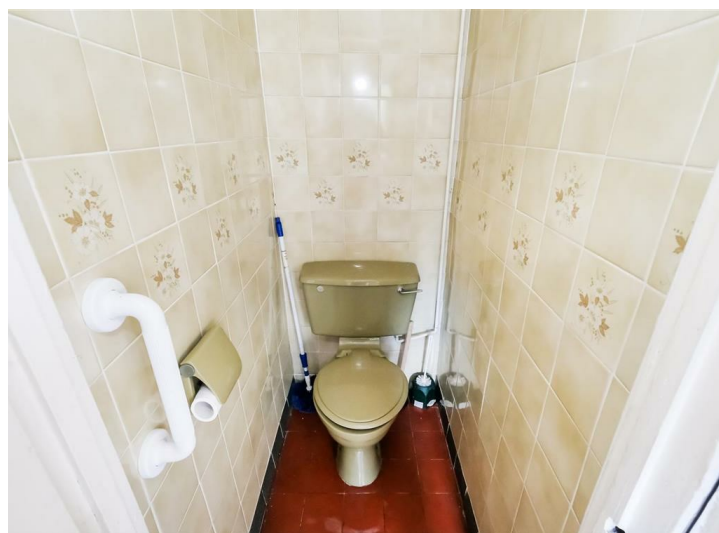
Located on the vibrant Markhouse Road in Walthamstow, this spacious three double bedroom house presents an exceptional opportunity for both families and investors alike. Offered on a chain-free basis, this property boasts easy access to local train stations, ensuring convenient travel for commuters and city explorers

As you enter, you are welcomed into a generous reception room that exudes warmth and character, perfect for both relaxation and entertaining. The house features three well-proportioned double bedrooms, providing ample space for family living or guest accommodation.

One of the standout features of this property is the through lounge, which has been thoughtfully designed as a kitchen diner. This versatile space can serve as a delightful area for family meals or social gatherings, adding to the home's charm. The 30ft rear garden is a true gem, offering a private outdoor sanctuary for gardening enthusiasts or a safe play area for children.

Additionally, there is potential for further growth and extension, subject to planning permission, allowing you to tailor the home to your specific needs and desires. This house is not just a place to live; it is a canvas for your future aspirations.

In summary, this delightful home on Markhouse Road combines space, convenience, and potential, making it an ideal choice for those seeking a property in the heart of Walthamstow. Do not miss the chance to make this house your new home.







- chain free
- potential to extend (stpp)
- 30ft rear garden
- Three double bedrooms
- cellar
- walking distance to St James St Weaver Line Station & Lea Bridge Road Station

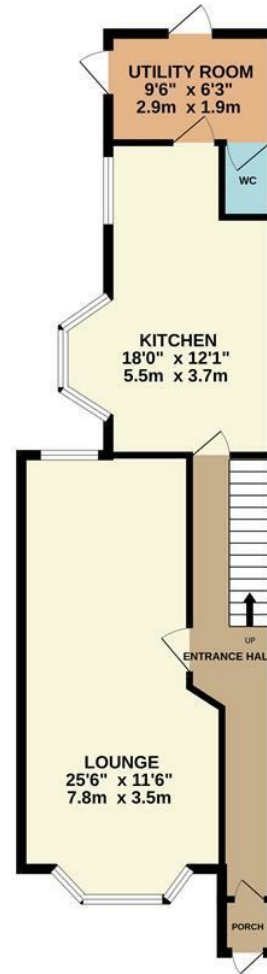




BASEMENT
74 sq ft (6.8 sq m.) approx.



GROUND FLOOR
615 sq ft (57.1 sq m.) approx.



1ST FLOOR
525 sq ft (48.7 sq m.) approx.



TOTAL FLOOR AREA: 1224 sq ft (113.7 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To view call **0208 503 6060**

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