



## Monoux Grove, Walthamstow, London, E17

Offers In Excess Of £850,000

**FOR SALE**

 2  2  5

Leasehold

- End of terrace house wide side annex
- 5 Bedrooms
- 2 Reception rooms & Kitchen/diner
- Sought-after location
- Walthamstow Central Tube station: 1.1 mile
- Double glazed & Gas central heating
- Council tax band: C & EPC rating: C (72)
- Rear garden: 60'0 x 37'5
- Off street parking
- Internal: 1702 sq ft (157 sq m)

Nestled in a quiet and highly sought-after residential pocket of Walthamstow is a truly impressive five-bedroom, end-of-terrace family home, offering exceptional versatility enhanced by a side annex.

Upon entering, you are welcomed by a spacious hallway leading into the primary reception room. This inviting space is bathed in natural light from a large window and exudes warmth, complemented by beautiful oak flooring and an original working fireplace. From here, the layout opens naturally into the open-plan kitchen and dining area, which forms the heart of the home.

Within the side annexe, a second generous reception room provides an ideal secondary living space, featuring elegant French doors that open directly onto the rear garden. A patio area leads onto a lawn bordered by well-stocked flower beds, making it perfect for keen gardeners. A well-proportioned bedroom and a convenient shower room, offering excellent flexibility for family living or accommodating guests.

The upper floor is thoughtfully arranged across both the original house and the annexe extension. In the main body of the property, there are three further bedrooms, two of which benefit from integrated storage, alongside a well-appointed family bathroom. Positioned above the annexe is the fifth bedroom, a versatile space currently utilised by the owners as a quiet study and relaxation area. Externally, the property is equally practical, boasting the rare advantage of off-street parking.

The location is a key highlight, with the home just a short walk from the vibrant Lloyd Park. This popular local landmark offers expansive green spaces, the renowned William Morris Gallery and a well-loved weekly market every Saturday. For commuters, Walthamstow Central Underground station is also within walking distance, providing swift and reliable connections into Central London.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to:

### Reception Room One

11'3 x 10'6 (3.43m x 3.20m)

Open to:

### Kitchen/Diner

17'9 x 17'3 (5.41m x 5.26m)

Open to reception room one. Doors to reception room two.

### Reception Room Two

18'7 x 10'4 (5.66m x 3.15m)

Doors to rear garden & kitchen/diner. Door to bedroom one & ground floor shower room. Staircase to loft room two.

### Bedroom One

12'8 x 11'2 (3.86m x 3.40m)

Door to:

### Ground Floor Shower Room

Door to bedroom one.

### First Floor Landing

Staircase to loft room one. Door to all first floor rooms.

### Bedroom Two

14'2 x 11'3 (4.32m x 3.43m)

### Bedroom Three

11'3 x 8'9 (3.43m x 2.67m)

### Bedroom Four

9'7 x 5'9 (2.92m x 1.75m)

### First Floor Bathroom

7'5 x 5'10 (2.26m x 1.78m)

### Loft Room One

18'7 x 14'4 (5.66m x 4.37m)

### Loft Room Two

11'2 x 11'1 (3.40m x 3.38m)

### Rear Garden

60'0 x 37'5 (18.29m x 11.40m)

### Front Garden

29'10 x 9'6 (9.09m x 2.90m)

### Off street parking (Carport)

17'1 x 15'9 (5.21m x 4.80m)

Access to rear garden.

### Additional Information:

Lease Term: 945 years (less 3 days) from 25 December 1982

Lease Remaining: 901 years remaining

Ground Rent: £50 - Per Annum

Service Charge: £0 - Per Annum

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

### Disclaimer:

We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs, floorplans and video tours are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

## FLOORPLAN

Approximate Gross Internal Area 1702 sq ft - 157 sq m

Ground Floor Area 907 sq ft - 84 sq m

First Floor Area 672 sq ft - 62 sq m

Loft Area 123 sq ft - 11 sq m



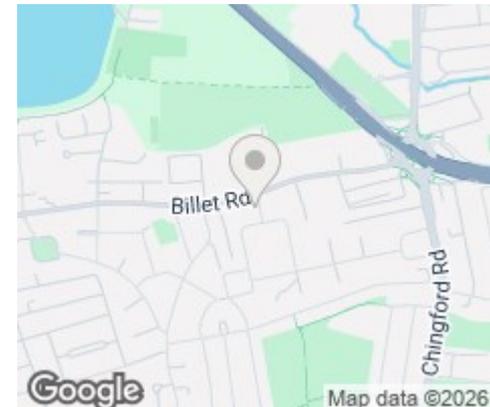
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING

| 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                             |  | 72      | 80        |
| EU Directive 2002/91/EC                     |  |         |           |

## LOCATION



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