



**Price**  
**£670,000**

**Freehold**

3x  2x  2x 

**Markmanor Avenue,  
Walthamstow, E17**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Larger than average family home
- Generous accommodation with excellent potential
- Good sized lounge and fitted kitchen
- Two bathrooms
- Unusually large rear garden
- Ideally located for transport links, shops, cafes & restaurants

## Accommodation

### GROUND FLOOR

Lounge: 13'7 x 12'2 (4.14m x 3.71m)

Dining Room: 12'9 x 12'1 (3.89m x 3.69m)

Kitchen/Breakfast Room: 17'6 x 9'0 (5.34m x 2.75m)

Shower Room

### FIRST FLOOR

Bedroom 1: 14'0 x 11'6 (4.27m x 3.51m)

Bedroom 2: 13'8 x 11'5 (4.17m x 3.48m)

Bedroom 3: 7'2 x 6'1 (2.19m x 1.86m)

Bathroom

### OUTSIDE

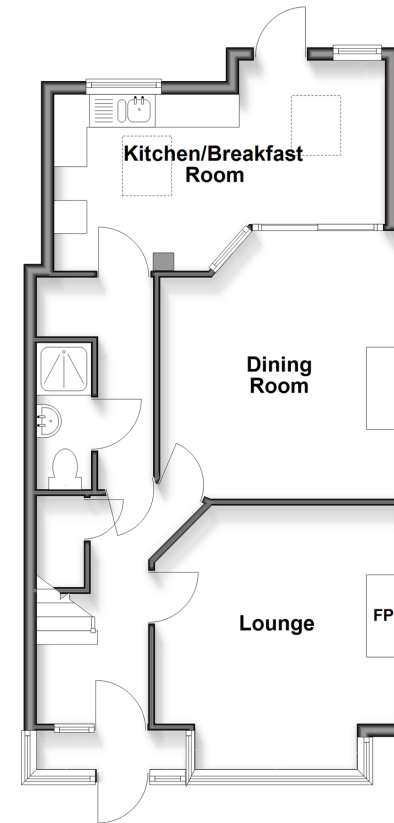
Front Garden

Rear Garden

**Call Walthamstow - 020 8509 0092 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

**Ground Floor**  
Approx. 56.2 sq. metres (604.6 sq. feet)



**First Floor**  
Approx. 41.0 sq. metres (441.5 sq. feet)

