



**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

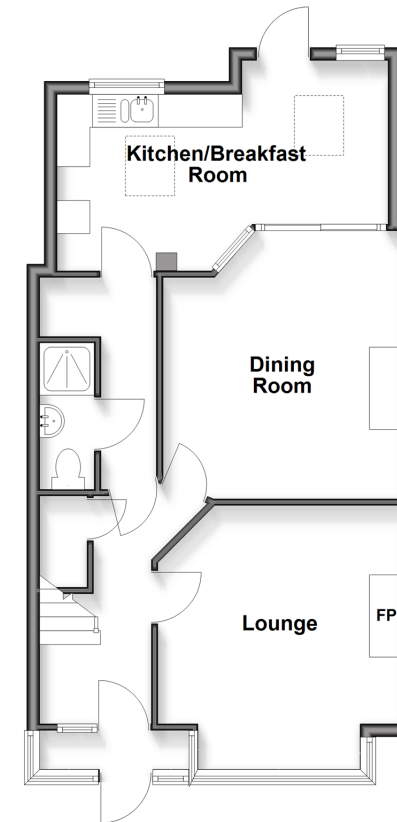
### OUTSIDE

Front Garden

Rear Garden

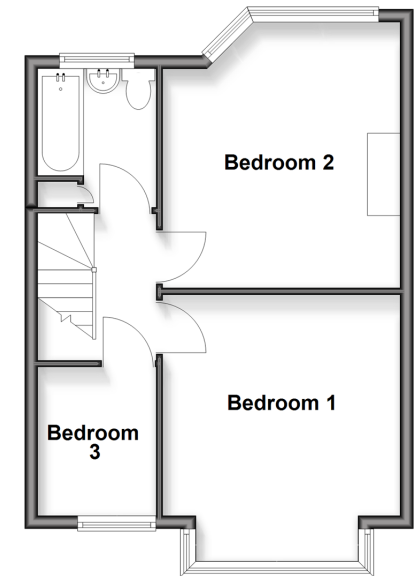
### Ground Floor

Approx. 56.2 sq. metres (604.6 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



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

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding



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