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Marten Road, London, E17 4NN  
Offers In Excess Of £525,000

Kings Group estate agents are proud to present this lovely two bedroom end of terrace property. The property is being sold on a chain free basis and is located in the gorgeous tree-lined street of Marten Road. You are greeted at the property by a lovely brick front wall that gives access to the well maintained paved patio that leads to the main front door. The door is draped with the original Victorian canopy and adds incredible character to the property before you even enter. The property benefits from a fully enclosed porch that opens into the spacious entrance hall. The entrance hall gives access to a spacious and bright through lounge. The through lounge benefits for a sizeable bay window that not only floods the room with natural light but also allows for more floor area into this already spacious room. A fully fitted kitchen is located to the rear of the property and benefits from integrated appliances as well as housing the Vaillant combination boiler. Access to the garden comes from a fully double glazed patio door from the kitchen and is ideal for entertaining in the summer months. Back inside the property and up the stairs you are presented by the spacious first floor landing. The generous family bathroom is located to the rear of the property and benefits from beautiful coving that cascades from the ceiling. The first floor landing finally gives access to two double bedrooms. Both bedrooms benefit from fitted wardrobes and laminate effect lino flooring. Loft access is also available on the landing and has the potential to add both space and value (stpp). The property is situated on the borders of the ever popular Lloyd's Park location and within walking distance to both Lloyd's Park itself and The William Morris Gallery. A £23million sports complex has opened opposite and is a stone's throw from the property so you will have a sports centre literally on your door step. The property is located close to bus links giving you easy access to central London.

**Porch**  
**2'11" x 2'2" (0.89 x 0.67)**

Double glazed opaque window and door to front aspect and Original Victorian canopy.

**Entrance Hall**  
**2'11" x 18'10" (0.90 x 5.76)**

Double glazed opaque door and window to front aspect, Coved and Textured ceiling, Stairs to first floor landing, Single radiator and Carpeted flooring.

**Through Lounge**  
**24'4" x 10'9" + 11'6" (7.42 x 3.28 + 3.53)**

Double glazed bay window to front aspect, Double glazed window to rear aspect, Coved ceiling and Ceiling rose, Single radiator, Double radiator, Laminate flooring, Phone point, TV point, Power points and Under stairs storage cupboard.

**Kitchen**  
**10'3" x 8'7" (3.14 x 2.62)**

Double glazed window to rear, Single radiator, Lino flooring, Tiled splash backs, Range of base and wall units with roll top work surfaces, Integrated cooker with double electric double oven and gas hob, Integrated extractor hood, Double sink and drainer unit, Space for fridge/freezer, Plumbing for washing machine, Double glazed opaque door leading to garden, Power points and Vaillant Combination boiler.

**First Floor Landing**  
**5'1" x 11'2" (1.55 x 3.42)**

Loft access with integrated ladder, Open balustrading, Carpeted flooring, Coved ceiling and Power points.

**Bedroom One**  
**14'1" x 10'10" (4.30 x 3.32)**

Two double glazed windows to front aspect, Coved ceiling, Single radiator, Lino flooring, Built in and fitted wardrobes, Phone point and Power points.

**Bedroom Two**  
**8'8" x 11'3" (2.66 x 3.43)**

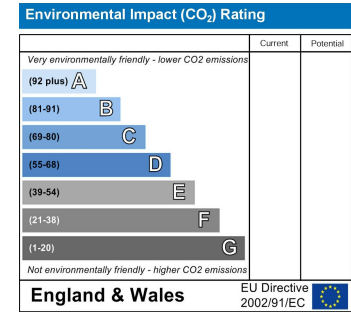
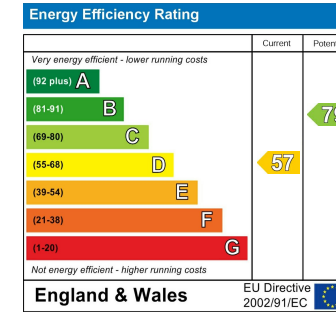
Double glazed window to rear aspect, Coved ceiling, Single radiator, lino flooring, Fitted wardrobes, TV point and Power points.

**Family Bathroom**  
**10'1" x 8'7" (3.08 x 2.63)**

Double glazed opaque window to rear aspect, Coved and Textured ceiling, Part tiled walls, Double radiator, Lino flooring, Panel enclosed bath with mixer tap and Electric shower, Hand wash basin with mixer tap and pedestal, Low level flush w/c.

**Garden**  
**10'5" x 5'2" + 15'1" x 46'7" (3.18 x 1.59 + 4.60 x 14.20)**

Plant and shrub borders, Fence panels, Concrete paving, Security light.



Approximate net internal area: 778.41 ft<sup>2</sup> / 72.32 m<sup>2</sup>  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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