

**MARKHOUSE  
ROAD  
E17 8EE**



**Price Taylor LLP**  
*Residential*

**FREEHOLD  
HOUSE**

**020 7354 7354**

**FOR SALE**

 4  2  2



## **Sought After Walthamstow Location** **£650,000 Freehold Fixed Price**

- Family home
- Main road in Walthamstow
- Gas central heating with radiators and double glazing
- Requires complete refurbishment & modernisation
- Very large garden
- In our opinion may offer opportunity & potential



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# ACCOMMODATION

## Ground Floor Accommodation

### Entrance Hall:

Upvc half glazed door, with transom window, with further solid timber door, providing a useful porch, leading to a welcoming carpeted entrance hall. Wall mounted radiator and period features including Victorian cornices, and decorative dentils. Understairs door leading to useful cellar, and electric and gas incoming supplies meters and electric consumer unit.

Reception Room: 3.49m x 3.48m (11'5"x11'5")

Bayed window with upvc double glazed units, and wall mounted radiator. Carpeted floor and attractive cornices and mouldings. With hard wearing laminate floor covering. With connecting double timber doors (not tested) into rear Reception Room.

Reception Room: 3.04m x 3.47m (10'0" x 11'4")

Upvc double glazed window to rear aspect, wall mounted radiator, and laminate flooring.

Kitchen / Diner: 2.89m x 5.73m (9'6" x 18'10")

A range of fitted off white gloss finish wall mounted units and base units, with oven and space for washing machine, and fridge freezer. With tiled splashback and fitted with stainless steel sink and gas hob, with overhead cooker canopy. Upvc double glazed windows to rear aspect and lateral bay to side, and upvc half glazed side door garden.

## First Floor Accommodation

### Landing

Carpeted staircase leading to carpeted landing, with stairs to roof space.

Bedroom 4.62m x 3.48m (15'2" x 11'5")

Three upvc double glazed windows to front aspect providing much natural light. Cast iron feature fireplace (not tested) provides a focal point to the room. Laminate flooring to match the entrance hall, offering a clean and modern look. Radiator.

Bedroom 2.92m x 3.47m (9'7" x 11'4")

Lateral upvc double glazed window. Laminate flooring to match entrance hall, and attractive cast iron fire place (not tested). Radiator.

Bedroom 2.98m x 3.44m (9'9" x 11'3")

Rear and side dual aspect upvc windows flood light into the room. With laminate flooring matching the entrance hall. Radiator.

### Bathroom

A functional three suite bathroom, with upvc double glazed window, and tiled walls. With vinyl floor covering.

## Loft Conversion

Bedroom 2.76m x 2.49m (9'1" x 8'2") Measurements taken exclude areas with a head room below 1.5m.

Carpeted floors, with ample under eaves storage space, and good natural light with two double glazed roof windows facing the rear. With built in desk and storage. Radiator. The en-suite is fitted with shower cubicle, wash hand basin and WC.

### Exterior

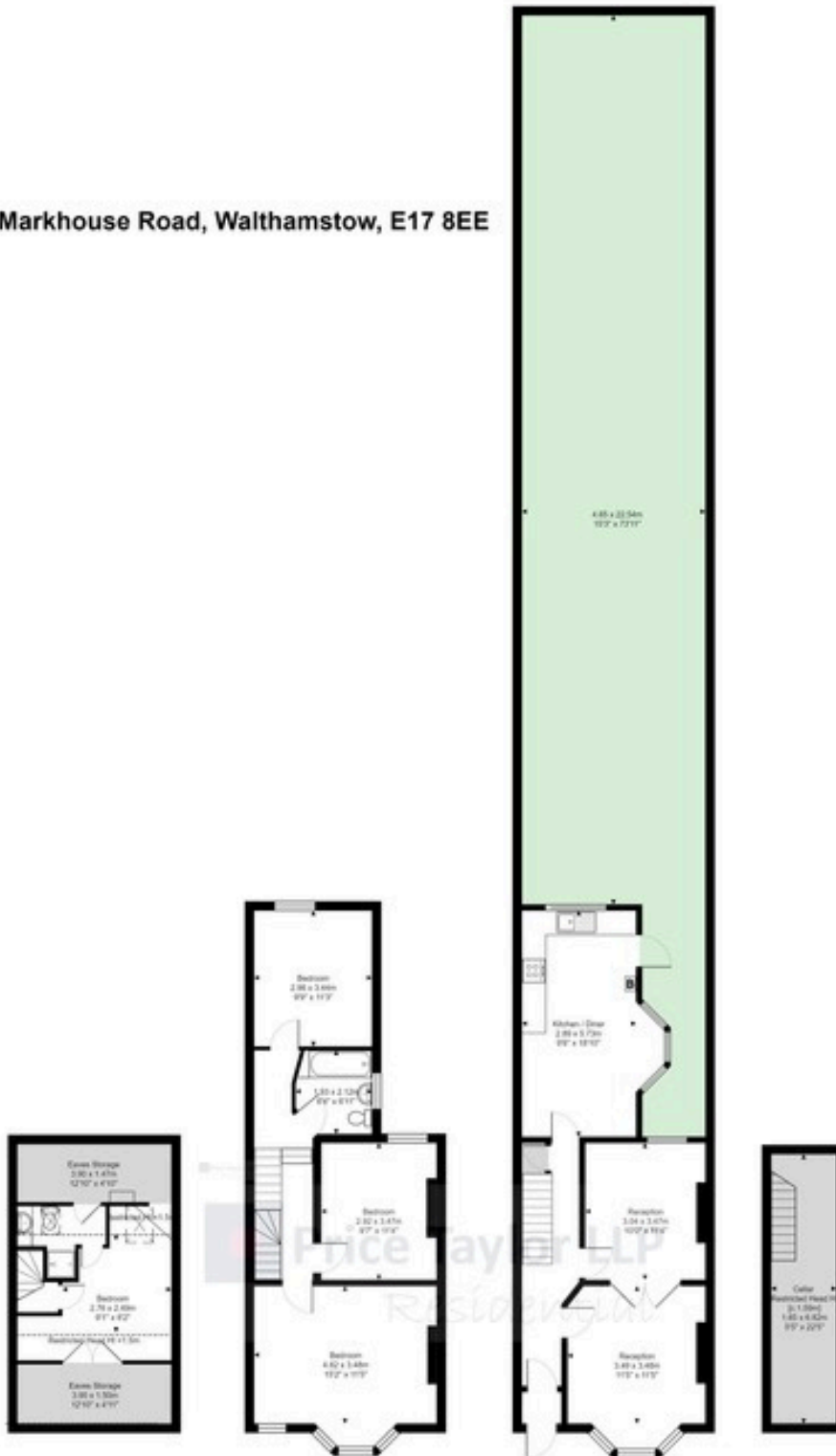
#### Forecourt

With brick wall, behind a concrete screed paved area, and original Victorian tiled area.

Back garden 4.65m x 22.54m (15'3" x 73'11")

# PLANS

321, Markhouse Road, Walthamstow, E17 8EE



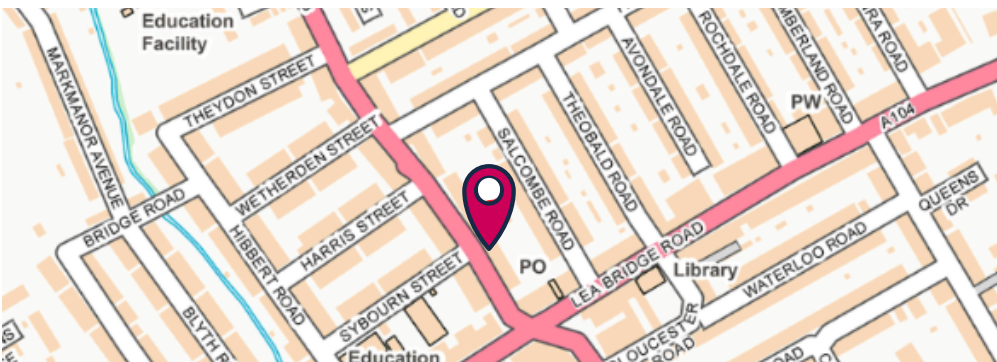
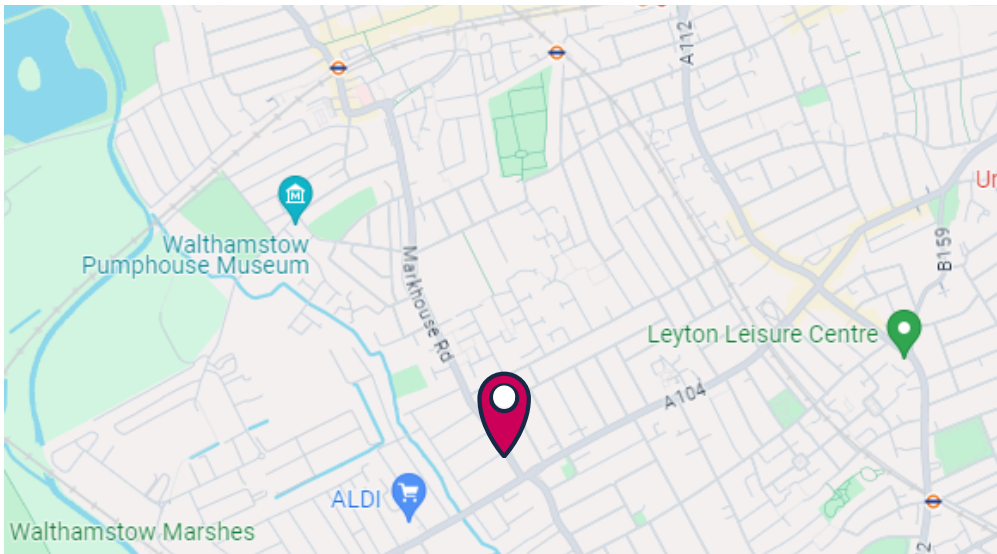
Total Area: 111.2 m<sup>2</sup> ... 1197 ft<sup>2</sup> (excluding cellar restricted head H < 1.50m), eaves storage, restricted head H < 1.5m, restricted H < 1.5m)

Cellar Area: 14.1 m<sup>2</sup> (1515)  
 Eaves Storage (H < 1.5m): 14.4 m<sup>2</sup> (1559)  
 Restricted H Area < 1.5m: 8.4m<sup>2</sup> (907)

Total Area (including cellar and restricted height area and eaves storage): 141.1 m<sup>2</sup> (1519 ft<sup>2</sup>)

All measurements are approximate and for display purposes only.

# AREA MAP



# ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



# GALLERY





## COUNCIL TAX

London Borough of Walthamstow C: £1,932.20

ARRANGE A VIEWING

 **020 7354 7354**

 **enquiries@pricetaylor.com**

Ref: 321E17



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