

**MARKHOUSE  
ROAD  
E17 8BG**



**Price Taylor LLP**  
*Residential*

**FREEHOLD  
HOUSE**

**020 7354 7354**

**FOR SALE**

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## **Sought After Walthamstow Location** **£555,000 Freehold Guide Price**

- Family home
- Main road in Walthamstow
- Gas central heating with radiators and double glazing
- Requires complete refurbishment & modernisation
- Large garden with potential for car garage, extension etc.
- In our opinion may offer opportunity & potential



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# ACCOMMODATION

## Ground Floor Accommodation

### Entrance Hall:

Traditional solid timber door painted in black with transom window, leading to a spacious entrance hall with hard wearing laminate floor. Wall mounted radiator, and understairs cupboard with electrical rising main board and electrical consumer unit.

### Reception Room: 3.77m x 3.37m (12'4"x11'1")

Bayed window with upvc double glazed units, and wall mounted radiator. The floor matches the entrance hall.

### Reception Room: 3.21m x 3.41m (10'6" x 11'2")

Upvc double glazed window to rear aspect, wall mounted radiator, and floor matching the entrance hall.

### Kitchen / Diner: 3.23m x 4.63m (10'7" x 15'2")

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

## First Floor Accommodation

### Landing

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

### Bedroom 4.9m x 3.58m (16'1" x 11'9")

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 3.2m x 3.43m (10'6" x 11'3")

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

### Bedroom 3.26m x 2.88m (10'8" x 9'6")

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 high level upvc double glazed window, and tiled walls. With vinyl floor covering.

## Roof Space

Loft Room 2.99m x 2.61m (9'10" x 8'7") Measurements taken exclude areas with a head room below 1.5m.

Door opening into a boarded up space covered in carpet, with ample under eaves storage space, and good natural light with two double glazed roof windows facing the rear. Radiator. The en-suite is fitted with shower cubicle, wash hand basin and WC.

## Exterior

### Forecourt

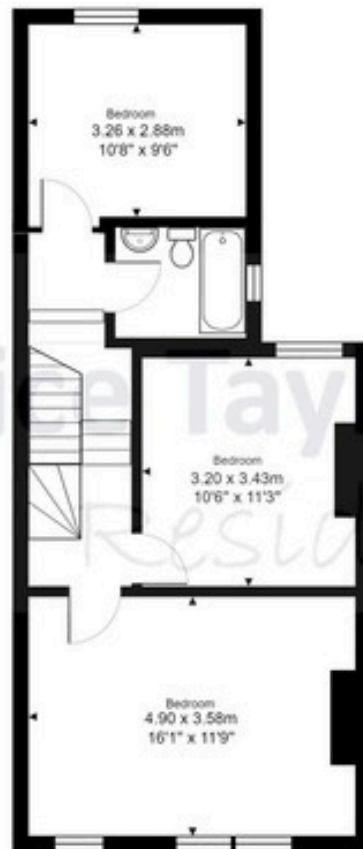
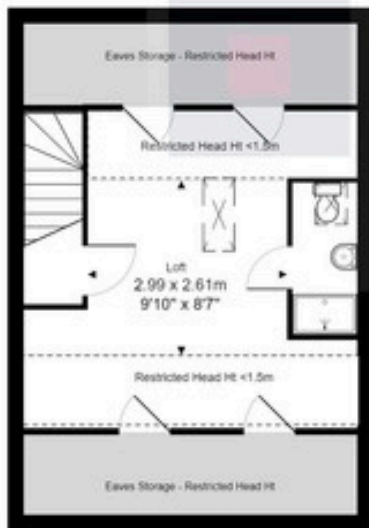
With brick wall, behind a concrete screed paved area.

### Back garden 5.23m x 8.77m (17'2" x 28'9")

Ample space for with useful rear pedestrian access door to Markhouse Passage.

# PLANS

68, Markhouse Road, Walthamstow, E17 8BG



Total Area: 112.1 m<sup>2</sup> ... 1207 ft<sup>2</sup> (excluding eaves storage & restricted head ht)

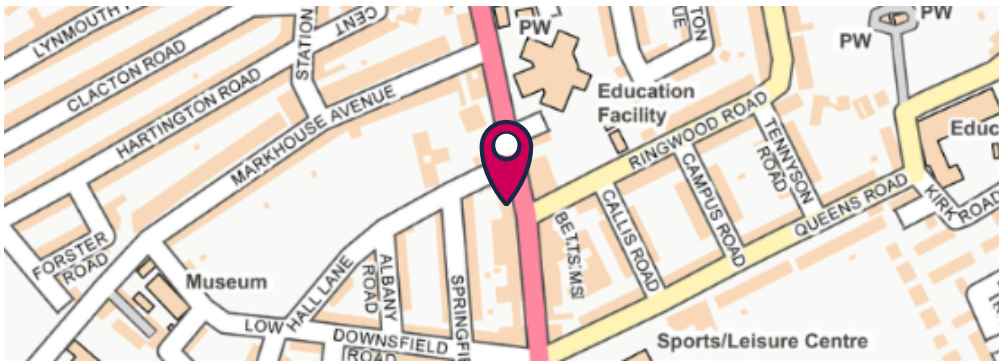
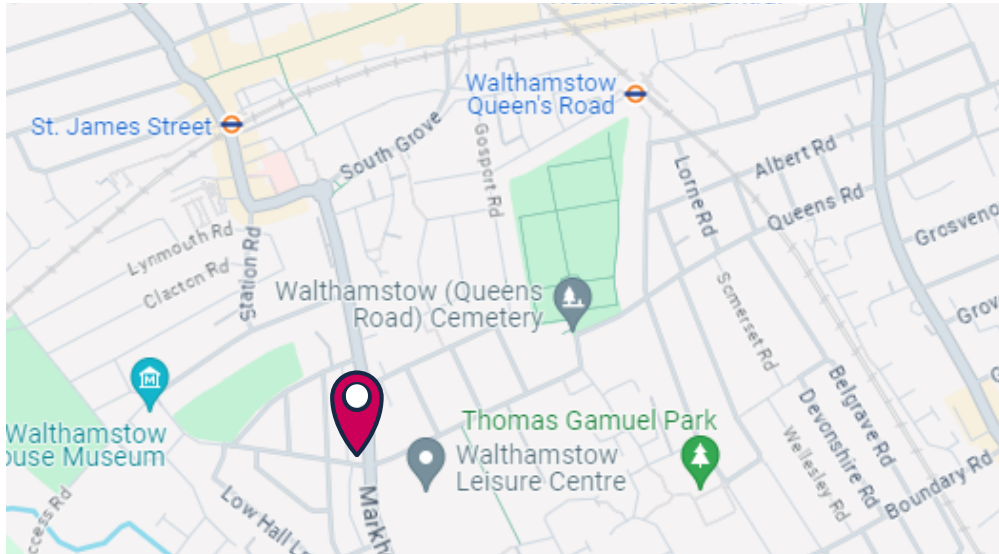
*All measurements are approximate and for display purposes only*

Eaves Storage (Ht <1.5m): 12.6 m<sup>2</sup> (135 ft<sup>2</sup>)

Restricted Ht Area <1.5m: 10.5 m<sup>2</sup> (110 ft<sup>2</sup>)

Total Area (including cellar and restricted height area and eaves storage): 131.8m<sup>2</sup> (1418 ft<sup>2</sup>)

# AREA MAP



# ENERGY EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

# GALLERY





## COUNCIL TAX

London Borough of Walthamstow: C £2,121.74

**ARRANGE A VIEWING**

 **020 7354 7354**

 **enquiries@pricetaylor.com**

Ref: 68E17



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