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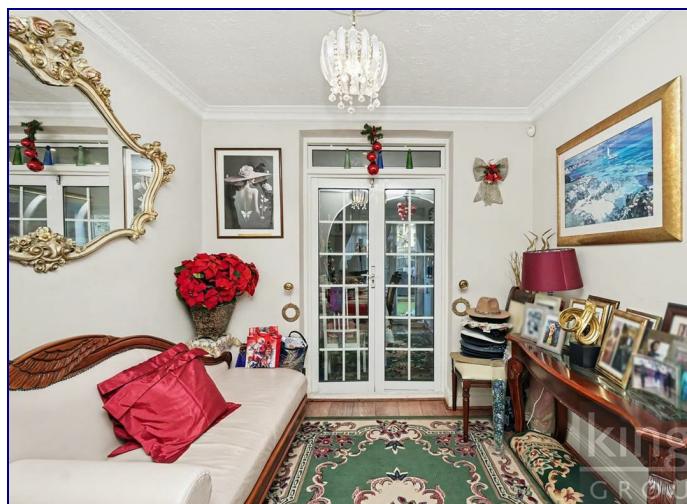
248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Monoux Grove, Walthamstow, E17 5BS
Guide Price £575,000

Nestled in the charming area of Monoux Grove, Walthamstow, this delightful post-war terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house boasts both front and rear gardens, allowing for outdoor enjoyment and the opportunity to cultivate your own green space. The gardens are well-maintained, enhancing the overall appeal of the property. Inside, the house is in good condition, ensuring that you can move in with ease and start enjoying your new home right away.

Located in a vibrant community, this property is close to local amenities, schools, and transport links, making it an excellent choice for those who value accessibility and a lively neighbourhood. Whether you are looking to settle down or invest, this three-bedroom terraced house in Walthamstow presents a wonderful opportunity to create lasting memories in a lovely home.



- * Three Bedroom
- * Ex Warner
- * Terraced House
- * Conservatory
- * In Our Opinion An Ideal Family Home
- * Through Lounge
- * Close Proximity To Walthamstow Academy
- * Energy Rating D

Entrance Hall

6'2" x 14'2" (1.89 x 4.33)

Double glazed opaque door and window to front aspect, Stairs to first floor landing, Coved ceiling, Double radiator, Laminate flooring and Power points,

Through Lounge

10'11" x 23'4" (3.34 x 7.13)

Double glazed window to front aspect, Coved and textured ceiling with ceiling rose, Double radiator, Laminate flooring, Gas feature fireplace with tile surround, Wooden over mantelpiece, Phone point, TV point, Power points and Double glazed French doors to rear aspect.

Kitchen

13'3" x 9'1" (4.04 x 2.79)

Double glazed window to rear aspect, Electric heater, Tiled flooring, Tiled splash backs, Range of base and wall units with granite effect flat top work surfaces, Integrated cooker with gas oven and gas hob, Integrated extractor hood, Sink drainer unit, Space for fridge/freezer, Spotlights, Power point and Double glazed French doors leading to garden.

Utility Room

9'0" x 7'10" (2.76 x 2.40)

Range of base and wall units with granite effect roll top work surfaces, Plumbing for washing machine, Sink drainer unit, Tiled flooring and Combination boiler.

Ground Floor w/c

4'3" x 2'8" (1.30 x 0.82)

Tiled flooring, Extractor fan, Hand wash basin with mixer tap and low level flush w/c.

First Floor Landing

6'7" x 3'4" (2.03 x 1.04)

Carpeted flooring and Loft access.

Bedroom One

13'9" x 10'1" (4.20 x 3.09)

Double glazed window to front aspect, Single radiator, Carpeted floor, Built in wardrobe and Power points.

Bedroom Two

9'1" x 9'10" (2.78 x 3.00)

Double glazed window to rear aspect, Carpeted flooring, Built in wardrobes and Power points.

Bedroom Three

10'11" x 7'2" (3.33 x 2.20)

Double glazed window to front aspect, Single radiator, Carpeted flooring and Power points.

Bathroom

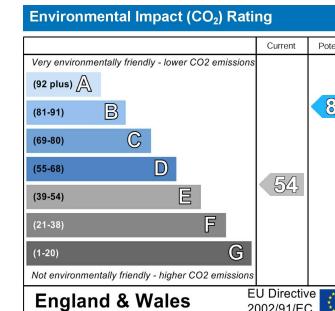
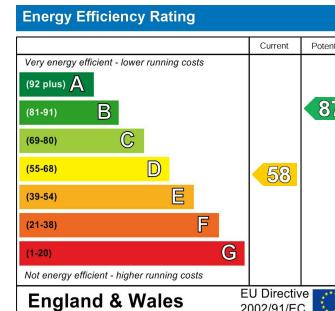
7'1" x 5'10" (2.18 x 1.80)

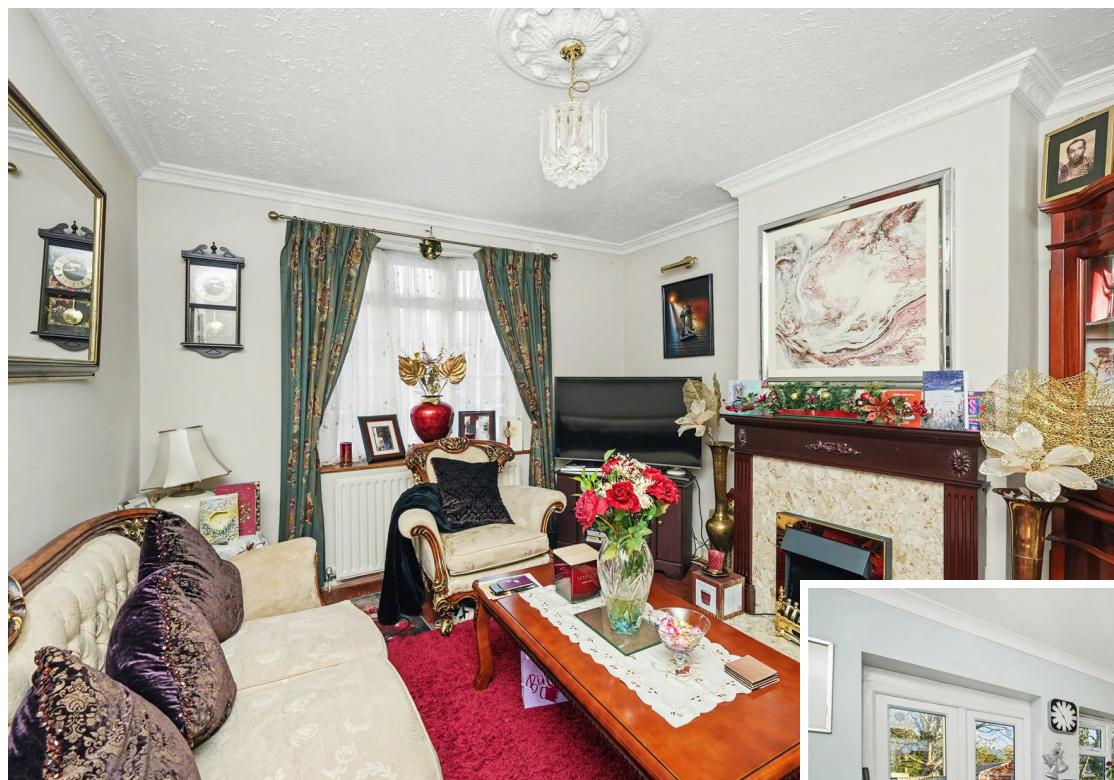
Double glazed opaque window to rear aspect, Fully tiled walls, Heated towel rail, Tiled flooring, Extractor fan, Corner bath with mixer tap and shower attachment, Thermostatically controlled shower, Hand wash basin with vanity unit and low level flush w/c.

Garden

26'8" x 18'4" (8.14 x 5.60)

Fence panel, Artificial grass, Security light and Water tap.



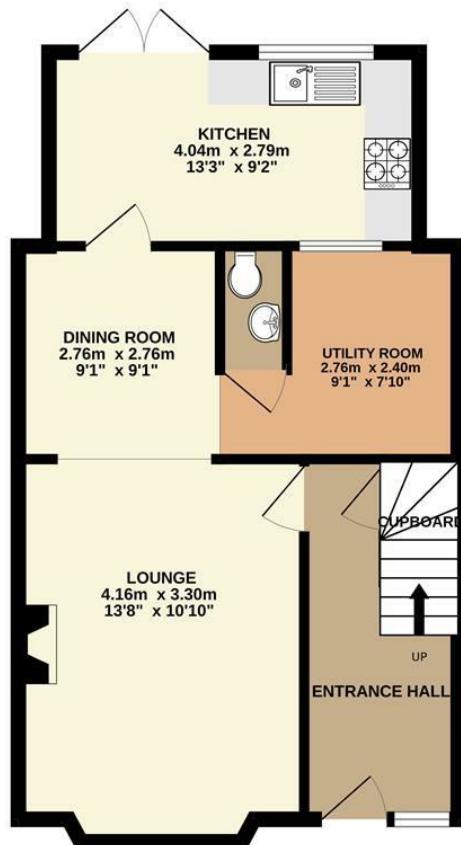


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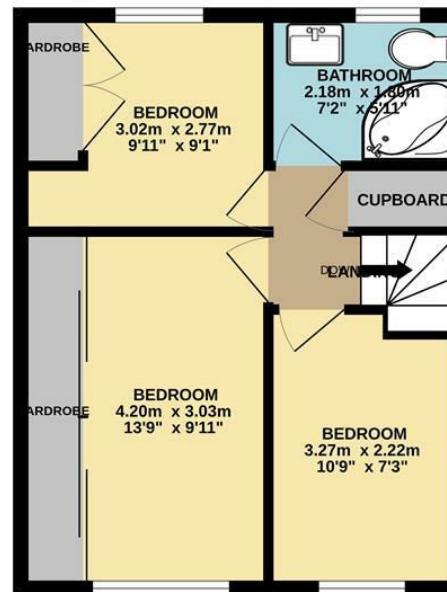


Kings
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GROUND FLOOR
47.0 sq.m. (506 sq.ft.) approx.



1ST FLOOR
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA : 87.0 sq.m. (936 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000