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www.kings-group.net

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

Millfield Avenue, London, E17 5HH

Offers In Excess Of £575,000

Nestled on the charming Millfield Avenue in Walthamstow, this delightful end-terrace house offers a perfect blend of comfort and potential. The property spans an impressive 1500 square feet (approx) and features four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and welcoming, ensuring that family gatherings and social events can be enjoyed to the fullest. The property also boasts two bathrooms, catering to the needs of a busy household.

One of the standout features of this home is the large garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The loft conversion adds valuable extra space, which can be utilised as a study, playroom, or additional bedroom, depending on your needs.

Situated within a desirable catchment area for local schools, this property is perfect for families seeking quality education for their children. Furthermore, there is potential to extend the property, subject to planning permission, allowing you to tailor the home to your specific requirements.

In summary, this end-terrace house on Millfield Avenue is a fantastic opportunity for those looking for a spacious family home with room to grow. With its charming features, large garden, and excellent location, it is sure to attract interest from discerning buyers. Do not miss the chance to make this lovely property your own.

Disclaimer: The loft conversion has been approved (With Informatives)

Porch

Through Lounge
25'5" x 15'5">12'0" (7.75m x 4.70m>3.66m)
Two double glazed windows to front aspect, coved ceiling, two double radiators, carpeted flooring and power points.

Kitchen
12'9">8'4" x 9'8" (3.89m>2.54m x 2.95m)
Double glazed window and door to rear aspect, Vinyl flooring, walls with tiled splash backs, freestanding cooker with electric oven and hob, sink with drainer unit, space for fridge freezer, plumbing for washing machine and power points.

First Floor Landing
5'6" x 9'10" (1.68m x 3.00m)
Double glazed window to rear aspect and carpeted flooring.

First Floor Bathroom
5'6" x 5'0" (1.68m x 1.52m)
Double glazed window to rear aspect, vinyl flooring, part tiled walls, panel enclosed bath with shower attachment, hand wash with mixer tap, and low level flush w/c.

Bedroom One
13'0" x 10'5" (3.96m x 3.18m)
Double glazed window to front aspect, double radiator, laminate flooring and power points.

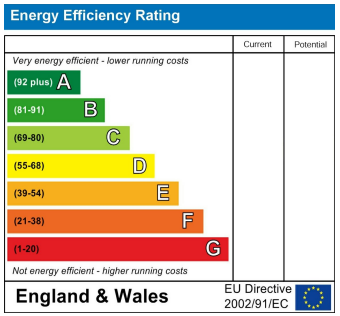
Bedroom Two
11'9" x 10'9" (3.58m x 3.28m)
Double glazed window to front aspect, double radiator, carpeted flooring and power points.

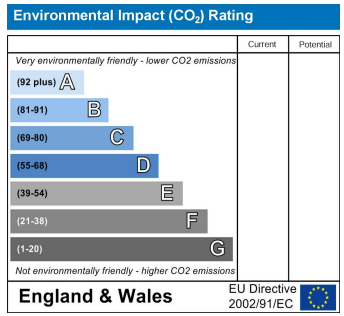
Bedroom Three
10'0" x 7'2" (3.05m x 2.18m)
Double glazed window to rear aspect, double radiator, laminate flooring and power points.

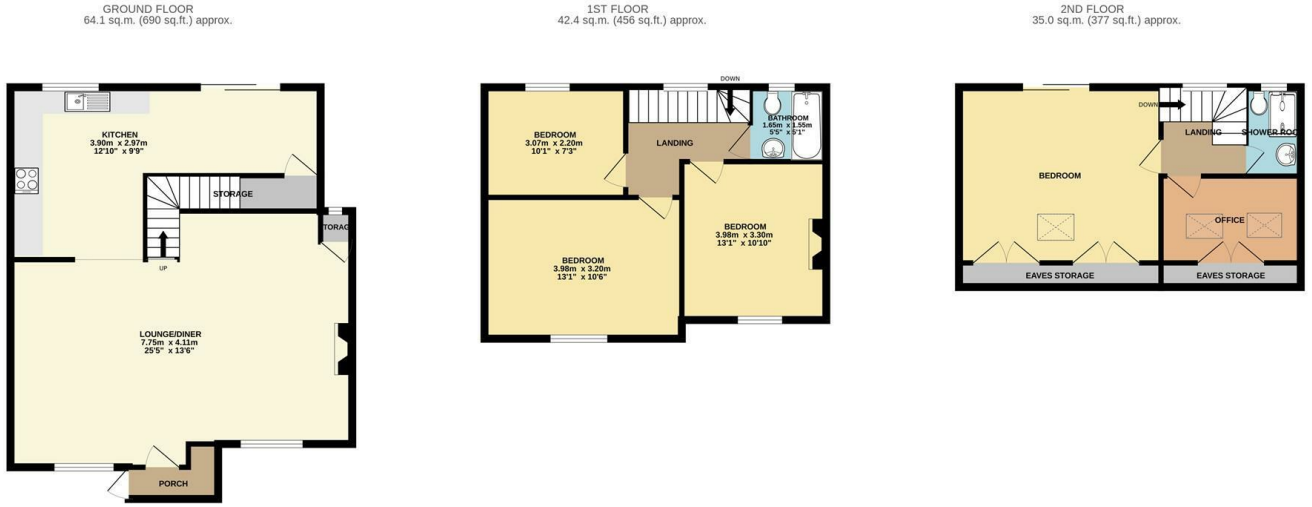
Scond Floor Landing
5'8" x 6'9" (1.75m x 2.06m)
Double glazed window to rear aspect and laminate flooring.

Bedroom Four
13'1" x 12'8" (3.99m x 3.86m)
Double glazed Velux window to front aspect and French sliding door to rear aspect, laminate flooring, spotlights, double radiator and power points.

Office
5'4" x 10'5" (1.63m x 3.18m)
Two Velux windows to rear aspect, laminate flooring and power points.







TOTAL FLOOR AREA : 135.0 sq.m. (1453 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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