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**Brookscroft Road, Walthamstow, E17 4JP**  
**Offers In The Region Of £475,000**



Nestled on the charming Brookcroft Road in Walthamstow, this delightful two-bedroom maisonette offers a perfect blend of modern living and outdoor space. Spanning an impressive 549 square feet, the property has been recently refurbished, ensuring a fresh and contemporary feel throughout.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining. The well-appointed kitchen provides a functional space for culinary pursuits, while the two comfortable bedrooms offer a peaceful retreat at the end of the day. The maisonette also features a stylish bathroom, designed with modern fixtures and fittings.

One of the standout features of this property is the private rear garden, a rare find in urban settings. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil environment.

Conveniently located within walking distance to local shops, residents will appreciate the ease of access to everyday amenities. The property is also chain-free, making it an attractive option for those looking to move in without delay.

This maisonette is an excellent opportunity for first-time buyers or those seeking a low-maintenance home in a vibrant area. With its combination of modern comforts and outdoor space, it is sure to appeal to a wide range of prospective buyers. Don't miss the chance to make this lovely property your new home.



**Hallway**  
**2'5" x 14'0" (0.75 x 4.27)**

Amico flooring, airing cupboard with boiler and power points.

**Bathroom**  
**5'7" x 7'3" (1.72 x 2.21)**

Double glazed window to side aspect, tiled walls and flooring, extractor fan, panel enclosed bath and shower cubicle with thermostatically controlled shower, hand wash basin with vanity under, low level flush w/c.

**Reception**  
**11'8" x 13'8" (3.58 x 4.18)**

Double glazed window to front aspect, ceiling with centre ceiling rose, single radiator, Amico flooring and power points.

**Kitchen**  
**7'0" x 10'5" (2.14 x 3.19)**

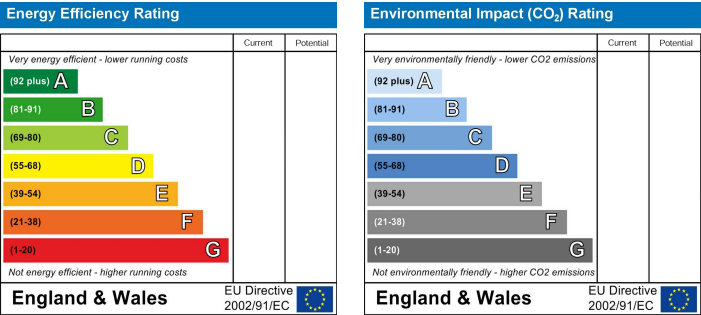
Double glazed window to side aspect, Amico flooring, range of base & wall units with flat top work surfaces, integrated cooker with electric oven and gas hob, extractor fan, sink with drainer units, integrated fridge freezer, power points and door leading to garden.

**Bedroom One**  
**9'6" x 9'6" (2.91 x 2.92)**

Double glazed window to rear aspect, single radiator, carpeted flooring and power points.

**Bedroom Two**  
**8'9" x 10'7" (2.68 x 3.23)**

Double glazed window to rear aspect, single radiator, carpeted flooring and power points.











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