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Brookcroft Road, London, E17 4JP  
Offers In Excess Of £630,000



Peaceful, airy and charming, this captivating three bedroom end of terrace period property will tick every box on your wish list for a perfect family home. From the stunning four piece family bathroom to the fantastically sized three double bedrooms, this perfectly placed property will provide everything you could ever ask for. Being sold with a completed onward chain also means you can look to purchase the property with the assurance that there will be no prolonged headache of a lengthy sales process.

This home showcases a large through lounge that comes with a sizeable bay window that bathes the room in desirable natural sunlight. A spacious fully fitted kitchen/diner overlooks the easy to maintain rear garden that flows effortlessly into each other via a fully double glazed sliding door. Two bathrooms make up the rest of the ground floor and a compact courtyard area completes the space and is an ideal area for any additional needed storage. The first floor comprises of three double bedrooms, the main is appointed with a custom wall of built in wardrobes and all three rooms enjoy elevated views of the surrounding area. The loft space has been converted into a great additional space with is currently being used as a gym and comes with a built in shower cubical.

Appealing to families, first time buyers and investors alike, this low-maintenance property comes with a wealth of future potential for redesign or further development (stpp) that would easily see an increase in space and value. Finally with only one common wall throughout the property, means you have the opportunity to take full advantage of a truly peaceful and quiet family home.

This property is perfectly place and provides easy walking distance to Wood Street Station as well as Wood Street itself. This three-quarter-mile stretch of road offers a range of enterprising independent businesses which will cater for your every desire. Whether you choose to explore the ever growing array of amenities or whisk yourself away into the capital, this property is perfectly placed to offer a wealth of fantastic opportunities.

Tenure: Freehold  
Council Tax Band: C  
Annual Council Tax Estimate: £1,724 pa

**PORCH**  
**3'2" x 3'4" (0.97 x 1.02)**  
Double glazed window and door to the front aspect and tiled flooring.

**ENTRANCE HALL**  
**5'4" x 2'12" (1.65 x 6.47)**  
Double glazed window and door to the front aspect, stairs to the first floor landing, coved ceiling, single radiator and carpeted flooring.

**RECEPTION ROOM**  
**25'9" x 11'11" (7.85 x 3.64)**  
Double glazed bay window to the front aspect, coved and textured ceiling, single radiator, carpeted flooring, phone point, TV aerial point, power points and under stairs storage cupboard.

**GROUND FLOOR SHOWER ROOM**  
**4'4" x 4'3" (1.34 x 1.30)**  
Double glazed opaque window to the rear aspect, textured ceiling, tiled walls, tiled flooring, shower cubicle with electric shower, hand wash basin with mixer taps and low level flush w/c.

**GROUND FLOOR BATHROOM**  
**8'2" x 6'1" (2.51 x 1.86)**  
textured ceiling, tiled walls, single radiator, tiled flooring, extractor fan, corner bath with mixer taps, hand wash basin with vanity unit and mixer taps, low level flush w/c.

**KITCHEN**  
**14'0" x 14'6" (4.29 x 4.42)**  
Double glazed window to the rear aspect, single radiator, tiled flooring, tiled walls, range of wall and base units with roll top work surfaces, integrated cooker with electric oven and gas hob, sink and drainer unit, space for fridge/freezer, plumbing for washing machine, integrated dishwasher, textured ceiling, double glazed patio door leading to the rear garden, power points and Vaillant combination boiler.

**FIRST FLOOR LANDING**  
**12'2" x 5'4" (3.71 x 1.65)**  
Double glazed sky light, carpeted flooring, storage cupboard, power points and stairs to second floor.

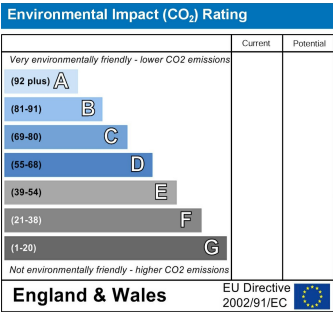
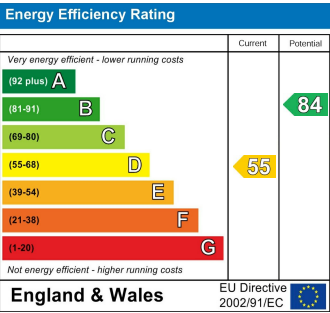
**MASTER BEDROOM**  
**11'6" x 13'1" (3.53 x 4.00)**  
Double glazed windows to the front aspect, coved and textured ceilings, single radiator, built in wardrobes, carpeted flooring, phone point, TV aerial point and power point.

**BEDROOM TWO**  
**11'6" x 9'3" (3.53 x 2.82)**  
Double glazed window to the rear aspect, coved and textured ceilings, single radiator, carpeted flooring, built in wardrobes, phone point and power points.

**BEDROOM THREE**  
**11'2" x 9'5" (3.41 x 2.88)**  
Double glazed window to the rear aspect, textured ceiling, single radiator, carpeted flooring, built in storage cupboard and power points.

**LOFT ROOM**  
**10'11" x 13'11" (3.33 x 4.25)**  
Velux window to the rear aspect, carpeted flooring, shower cubicle, spotlights, eaves storage.

**GARDEN**  
**25'4" x 16'6" (7.74 x 5.04)**  
mainly laid to lawn, fence panels, patio with built in BBQ, concrete paving, water tap and security light.



GROUND FLOOR  
65.1 sq.m. (700 sq ft.) approx.

1ST FLOOR  
42.9 sq.m. (460 sq ft.) approx.

2ND FLOOR  
15.3 sq.m. (165 sq ft.) approx.



TOTAL FLOOR AREA: 122.6 sq.m. (1320 sq ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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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