



# PRESTIGE & VILLAGE

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## BROOKSCROFT ROAD, LONDON, E17 4JR

GUIDE PRICE £625,000 - £675,000

A very appealing 5 bed terraced house close to the heart of Walthamstow. A classic archway invites you into this well maintained home characterised by high ceilings and large double glazed windows giving a very spacious and airy feel throughout. A sleek modern kitchen provides plenty of worktop and storage space. There are well sized bedrooms throughout and the added bonus of an additional bathroom. Complemented with a very well sized 27ft, south facing rear garden.

Very well located in a peaceful tree-lined street you are a short walk from the trendy Wood Street with it's great mix of local shops and ever popular indoor market. Also a short distance away from the picturesque Lloyd park and Walthamstow village with it's great mix of gastropubs, fine dining and bars.

Great road links and transport facilities with the A406, Wood Street station and Walthamstow Central all nearby. Also near to a range of Ofsted good to outstanding rated schools.

GUIDE PRICE £625,000

# BROOKSCROFT ROAD

, LONDON, E17 4JR



- 5 bed terraced house
- 2 bathrooms
- Excellent amenities
- Walthamstow village nearby
- Spacious rooms throughout
- No onward chain
- Great road and transport links
- Large south facing garden
- Great location
- Great schools nearby

**Reception/dining room**  
11'7x23'0 (3.53mx7.01m )

Grand reception/dining room has an impressive set of bay windows which let in lots of natural light. Another double glazed window on the far wall combines to give a very open airy feel.

## Kitchen

8'9x14'2 (2.67mx4.32m)  
Beautifully designed kitchen fitted with modern high gloss units providing great storage space. A set of full length glass doors let in lots of natural light and lead out into the back garden.

## Bedroom 1

14'7x10'8 (4.45mx3.25m)  
Well sized master bedroom with a pair of large double glazed

windows letting in lots of natural light giving this room a very open, airy feel

## Bedroom 2

8'9x10'10 (2.67mx3.30m)  
Good sized second bedroom continuing the light, spacious feel that runs throughout the house

## Bedroom 3

9'0x7'1 (2.74mx2.16m)  
Cosy bedroom which doubles up as an ideal study/home office.

## Bathroom 1

Good sized bathroom on the first floor

## Bedroom 4

14'7x13'8 (4.45mx4.17m)  
Grand sized bedroom in the well designed loft. A pair of good sized

skylights let in lots of natural light for a very spacious feel.

## Bathroom 2

Good sized additional family bathroom in the loft

## Bedroom 5

8'11x9'10 (2.72mx3.00m)  
Well designed loft bedroom with a spacious and cosy feel



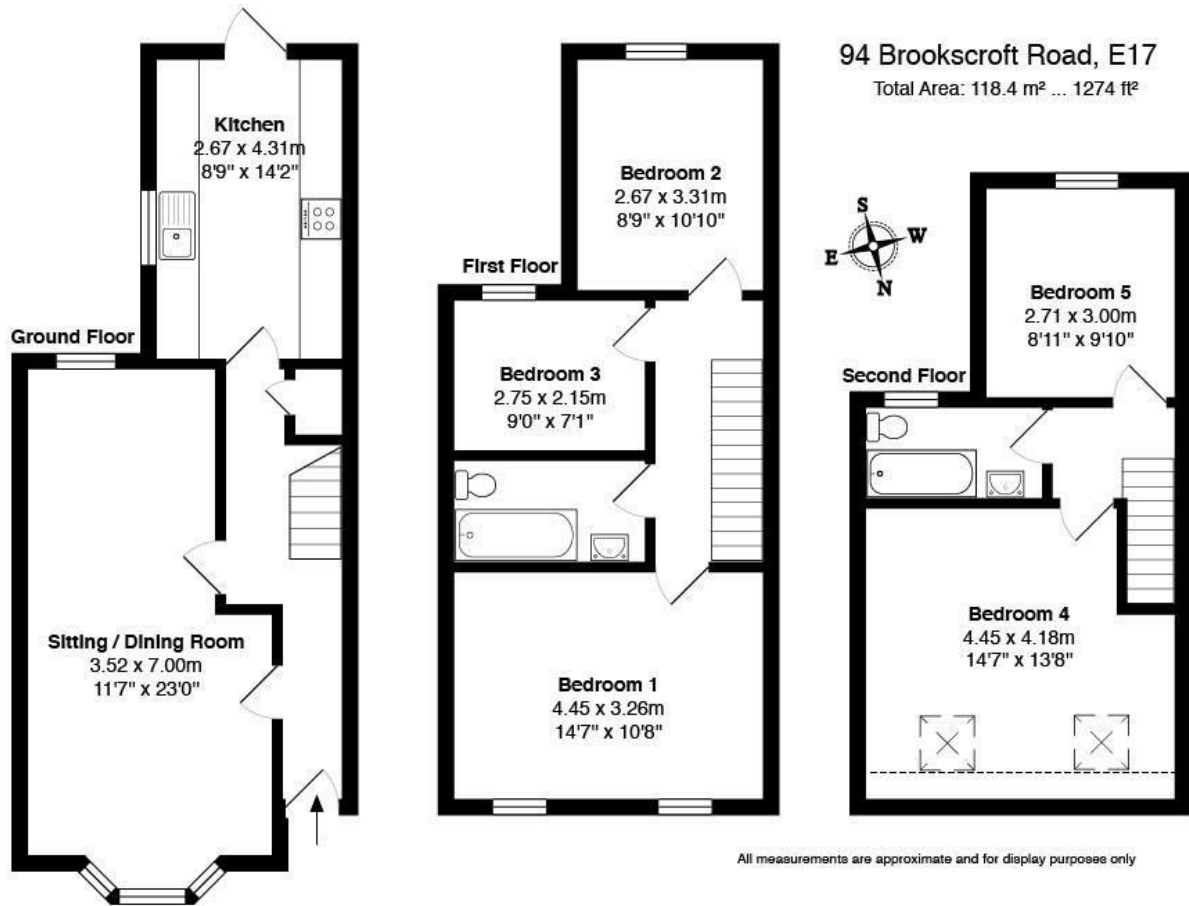
## Directions

Opposite the well known Wood Street you turn into Fulbourne Road and Brookscroft Road is your third turning on the left





# FLOOR PLAN



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