



Total Area (Excluding Eaves Storage): 106.8 m² ... 1149 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Reception
11'7" x 13'3"

Kitchen/Diner
17'4" x 13'6"

Bedroom
11'1" x 13'2"

Bedroom
9'5" x 11'3"

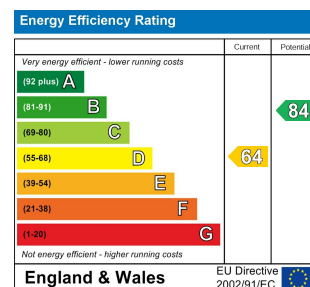
Bedroom
5'11" x 8'4"

Bedroom
15'9" x 18'8"

Bathroom
7'6" x 5'8"

Bathroom
6'2" x 4'2"

Garden
48'6" x 19'1"



BROOKSCROFT ROAD, WALTHAMSTOW Offers In Excess Of £700,000 Freehold 4 Bed House



Features:

- End of Terrace Family Home
- 1930s Style
- No Chain
- Four Bedrooms
- Two Bathrooms
- Private Rear Garden
- 1149sq ft

Set on a quiet residential street in Walthamstow, this four bedroom end of terrace 1930s family home offers 1,149 sq ft of living space, a private rear garden and the added benefit of being offered chain free. Blackhorse Road, Wood Street and Walthamstow Central are all within reach, along with local parks, cafés and everyday amenities.

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IF YOU LIVED HERE...

Step inside and the bay-fronted reception room sits to the right of the hallway, creating a bright and comfortable living space with generous proportions and plenty of natural light. To the rear, the kitchen/diner stretches across the width of the house, giving you a sociable everyday hub with room for cooking, dining and gathering, plus direct access out to the garden through glazed doors.

Upstairs, the first floor is home to three bedrooms and the main family bathroom. The front bedroom is a generous double, while the second double bedroom overlooks the rear garden. A third bedroom adds useful flexibility, whether used as a child's room, home office or occasional guest space.

The loft has been converted to create an impressive fourth bedroom, complete with eaves storage and a second bathroom. This gives the home a great sense of balance, with sleeping space arranged across two upper floors. Outside, the private rear garden

offers plenty of room for summer dining, planting and play, making the whole house feel well suited to family life.

WHAT ELSE?

- Blackhorse Road, Wood Street and Walthamstow Central stations are all within reach, giving you a choice of Victoria line, Overground and Weaver line connections across London.

- Lloyd Park is nearby, with landscaped gardens, tennis courts, outdoor gym equipment, a popular café and plenty of open green space to enjoy throughout the year.

- You'll have a growing choice of local favourites close by, from cafés and pubs around Blackhorse Road to the shops, restaurants, cinema and Soho Theatre Walthamstow around Walthamstow Central.



WORD FROM THE OWNERS...

"We loved living in this house. We loved the light shining through the house, the spaciousness and the garden. Transport hubs are excellent, 3 buses go to Walthamstow Central, a 15 minutes walk to Wood Street overground station and only 3 minutes from the North Circular and M11 and 10 minutes to the M25.

The local infant and primary school, which our son attended, is great with no major roads to cross. Also the local secondary school is less than 5 minutes. A great home for children, especially with the children's play area across the road.

"We are quite active so enjoyed that the local public sports centre, The Feel Good Centre, with a gym, swimming pool, spa treatment and children's activities is only 10-15 minutes walk away."

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