



## Brunswick Street, Walthamstow, London, E17

Offers In Excess Of £850,000

**FOR SALE**

2 1 3

Freehold

- 3 bedroom Victorian terraced house
- 2 Reception rooms
- Kitchen/diner & ground floor wc
- Double glazed & gas central heating
- Located in the heart of Walthamstow Village
- Walthamstow Central tube station: 0.5 mile
- Council tax band: C
- Rear Garden: Approx 40ft
- On street permit parking
- Internal: 933 sq ft (87 sq m)

A delightful three-bedroom Victorian terraced house, brimming with period character and modern comforts, nestled within the charming and highly sought-after Walthamstow Village.

Upon entering, you'll be immediately captivated by the original floorboards that flow seamlessly throughout the ground floor, a testament to the home's rich history. The property boasts two reception rooms, interconnected by dividing doors, offering flexible living spaces ideal for both entertaining and relaxation. A spacious kitchen/diner provides a hub for family life, complemented by the practical addition of a ground-floor WC. Ascending the stairs, you'll find three well-proportioned bedrooms, providing comfortable accommodation for all. A true highlight of this property is the south-facing rear garden, a sun-drenched retreat that enjoys sunlight throughout the entire day, perfect for outdoor dining and summer gatherings.

Situated in the heart of Walthamstow Village, residents benefit from a strong sense of community, excellent local schools, and friendly neighbours. The vibrant amenities of Orford Road are just a short stroll away, offering a diverse array of independent shops, cafes, and restaurants including The W Store, Peeld and Eat 17. For commuters, Walthamstow Central tube station is conveniently located approximately half a mile away, providing swift access to central London and beyond.

Shall we take a look?

# Brunswick Street, Walthamstow, London, E17

## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to reception room one, reception room two & kitchen/diner.

### Ground floor WC

Door to kitchen/diner.

### Reception Room

13'0 x 10'7 (3.96m x 3.23m)

### Reception Room Two

10'11 x 8'6 (3.33m x 2.59m)

### Kitchen/diner

18'3 x 10'6 (5.56m x 3.20m)

Door to ground floor wc & rear garden.

### Bedroom One

13'7 x 10'10 (4.14m x 3.30m)

### Bedroom Two

11'9 x 8'9 (3.58m x 2.67m)

### Bedroom Three

10'10 x 8'10 (3.30m x 2.69m)

### Bathroom

6'3 x 6'0 (1.91m x 1.83m)

### Rear Garden

approx 40' (approx 12.19m)

### On street permit parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C  
EPC rating: D (66)

### Notice:

All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

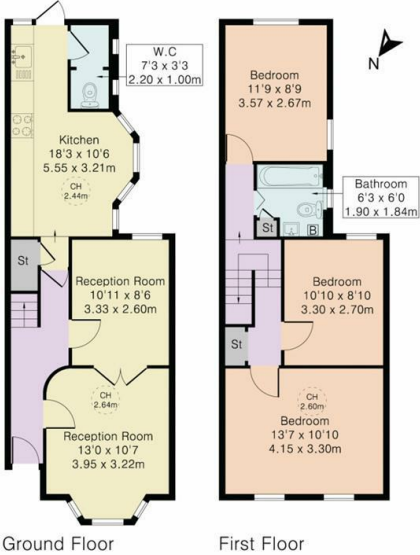
We endeavour to make our sales particulars accurate and reliable as possible, however, they do not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

### Approximate Gross Internal Area 933 sq ft - 87 sq m

Ground Floor Area 473 sq ft - 44 sq m

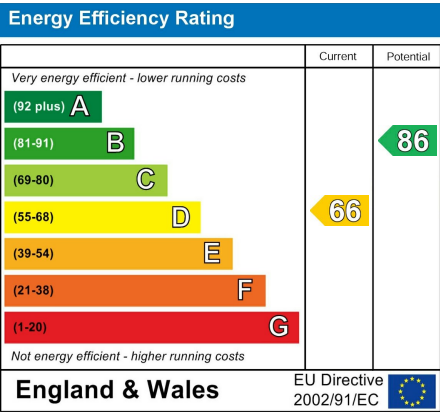
First Floor Area 460 sq ft - 43 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING



## LOCATION



hello@estateseast.co.uk 020 8520 9300 estateseast.co.uk

