



Browns Road, Walthamstow, London, E17

Offers In Excess Of £795,000

FOR SALE

1 1 3

Freehold

- 3 Bedroom Victorian terraced house
- Through lounge & First floor bathroom
- Potential to extend (STPP)
- Walthamstow Central Tube station: 0.3 mile
- Gas central heating
- Council tax band: C
- South-facing rear garden: 36'1 x 15'3
- On road residents permit parking
- Chain-free
- Internal: 878 sq ft (82 sq m)

Nestled on a quiet residential street within the highly sought-after Poets Corner area, this attractive three-bedroom Victorian terraced house perfectly blends period charm with contemporary style. The heart of the home is a spacious through lounge, featuring elegant engineered wood flooring and bespoke built-in shelving. This bright, dual-aspect living space is flooded with natural light from the large bay window at the front and a glazed door at the rear, which offers a seamless transition to the outdoor space.

Moving through the home, the ground floor continues into a stylishly appointed kitchen. Designed for both functionality and flair, the kitchen features French doors that open directly onto a generous rear garden. The outdoor space is a particular highlight, boasting a large decked area perfect for entertaining, a well-maintained lawn, and a dedicated raised bed at the far end for those with a green thumb.

The first floor houses three well-proportioned bedrooms. Occupying the front of the house is the impressive primary bedroom, which benefits from dual windows and an abundance of integrated storage. A chic, three-piece family bathroom separates the primary and second bedrooms, featuring a modern rainfall shower over the bath and a heated towel rail. To the rear, the third bedroom provides a peaceful retreat with pleasant views overlooking the garden.

The location is truly exceptional for those who value culture and community. Residents are just a short stroll from the Walthamstow Trades Hall and the vibrant Soho Theatre Walthamstow. Your new local, the renowned Ye Olde Rose and Crown, is also conveniently close by. For weekend wandering, the famous Walthamstow Village is within easy reach, offering an array of independent businesses such as Eat 17, Bora & Sons, and Ruff's Bistro. Furthermore, the excellent transport links of Walthamstow Central Tube station are only a short walk away, providing effortless access to Central London.

Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Access to reception room & kitchen.

Reception Room

22'10 x 11'8 (6.96m x 3.56m)
Doors to rear garden.

Kitchen

14'10 x 8'7 (4.52m x 2.62m)
Doors to rear garden.

First Floor Landing

Door to all first floor rooms.

Bedroom One

15'2 x 10'2 (4.62m x 3.10m)

Bedroom Two

11'2 x 8'9 (3.40m x 2.67m)

Bedroom Three

9'9 x 7'3 (2.97m x 2.21m)

Bathroom

8'8 x 4'2 (2.64m x 1.27m)

Rear Garden (South-facing)

36'1 x 15'3 (11.00m x 4.65m)

On road residents permit parking

Additional Information:

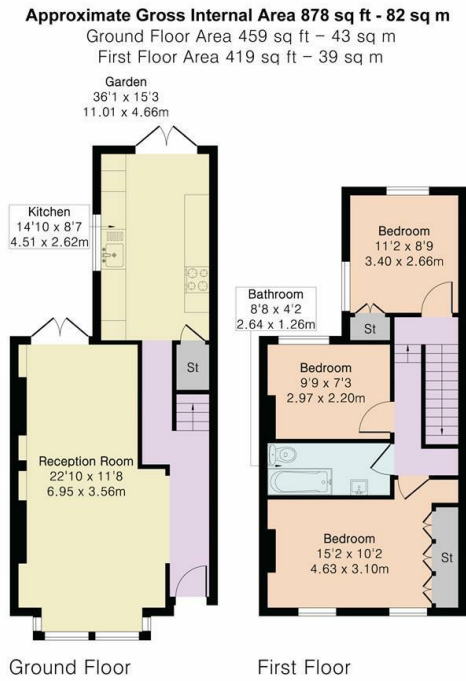
Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

Disclaimer:

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FLOORPLAN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

LOCATION

