



## Brookscroft Road, Walthamstow, London

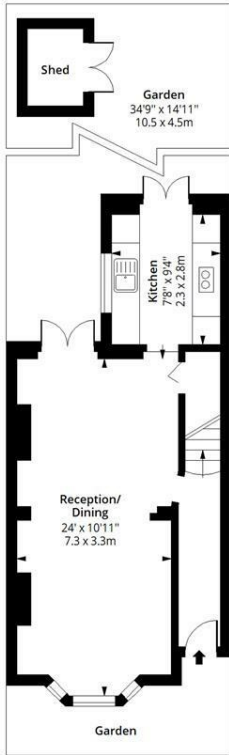
Situated on the ever-popular Brookscroft Road in the heart of Walthamstow, this beautifully presented three-bedroom terraced home offers spacious and versatile accommodation arranged across three floors, including a superb loft conversion. Blending character charm with modern living, the property features bright and airy interiors, a stylish fitted kitchen, generous reception space, and well-proportioned bedrooms ideal for growing families or professional buyers alike.

The loft conversion provides an excellent additional bedroom and flexible living space, while the private rear garden offers the perfect setting for entertaining and outdoor dining. Conveniently located close to local amenities, highly regarded schools, green open spaces, and excellent transport links into Central London, this property represents a fantastic opportunity to acquire a substantial family home in one of East London's most sought-after locations.

Brookscroft Road is ideally positioned within easy reach of Wood Street, and the vibrant array of independent cafés, restaurants, and shops the area is renowned for.

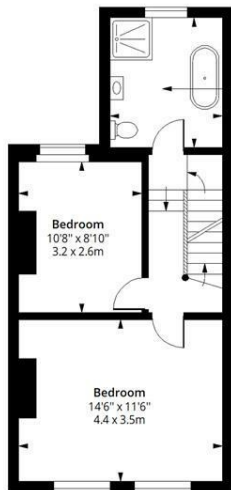
- Three Bedroom Family House
- 1 Mile To Wood Street Station
- Close Proximity To Lloyd Park
- South Facing Garden
- Outside Shed
- Council Tax Band C
- Well Presented Throughout
- 1039 Sq Ft - 96.52 Sq M

£750,000



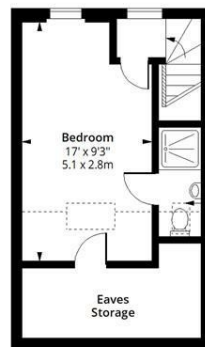
**Ground Floor**

Floor Area 411 Sq Ft - 38.18 Sq M



**First Floor**

Floor Area 414 Sq Ft - 38.46 Sq M



**Second Floor**

Floor Area 214 Sq Ft - 19.88 Sq M

**Brookcroft Road E17**



Approx. Gross Internal Area  
1039 Sq Ft - 96.52 Sq M

Approx. Gross Shed/Eaves Storage Area  
91 Sq Ft - 8.45 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq ft.  
lpaplus.com

