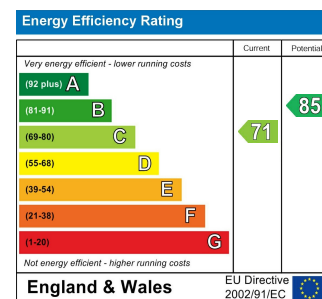




Total Area (Excluding Eaves Storage): 117.0 m² ... 1259 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.



BROOKDALE ROAD, WALTHAMSTOW

Offers In Excess Of £850,000 Freehold

4 Bed House



Features:

- Four Bedrooms
- Victorian Home
- Well Presented
- Central Walthamstow Location
- Easy Access to Lloyd Park
- Loft Converted
- Private Garden

A beautifully presented four bedroom Victorian home in a fantastically central location, close to Walthamstow Central, Lloyd Park and some of the Boroughs most popular schools. This home has been stylishly extended and renovated by the current owners, and features a Dormer loft conversion creating an additional en-suite bedroom, and huge open plan living space on the ground floor. With a seamless blend of original features and modern design, you can move in and feel immediately at home.

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E4 & N17
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IF YOU LIVED HERE...

Unfolding over three floors, this lovely home provides 1259 sq ft of living space. You will particularly enjoy the capacious through-lounge on the ground floor, which has some charming original features including a cast iron fireplace, ceiling rose and coving. Wooden flooring sweeps underfoot and the open staircase with built in storage underneath provides some often overlooked storage solutions, essential for any family home. The galley style kitchen is stylishly appointed, with white wall and floor cabinets, contrast wooden countertops and an integrated oven. This room has glorious views out to the large rear garden thanks to the double doors, and there is ample space for a dining table, desk space or breakfast bar here for an eat-in option. The garden features a paved area that is perfect for alfresco dining, this paving winds through the luscious lawn which is also flanked by mature trees and shrubbery.

Back inside and on the first floor you find three of your four bedrooms. The largest of these spans the full width of the house, with a duo of windows casting light around the room. Exposed wooden floorboards perfectly contract with the smart and neutral decor. The family bathroom on this floor has a large walk-in shower and grey style metro tiling to the walls. The other two bedrooms on this floor offer you some much needed flexibility to adapt to your family, whether that be for sleeping or a home office. Upstairs again you find the converted loft,

with an additional bathroom featuring a large tub. In keeping with the rest of the home, this room is elegant and stylish with more of that sumptuous wooden flooring.

WHAT ELSE?

- Soho Theatre Walthamstow is set to open early next year, and it's walking distance from your door! The £30m renovation is ongoing to create a 970-seat venue in the Grade II listed former Granada Cinema on Hoe Street. This historical building once hosted The Beatles, The Rolling Stones and The Kinks - amongst others. With the programme due to be announced soon, you can expect the biggest names in comedy, theatre and cabaret as well as one-off film nights.
- As mentioned you are super close to some great schools here, including the Good with Outstanding Early Years Greenleaf Nursery and Primary School.
- You're a short 12 minute stroll to Walthamstow Central for transport options. The Victoria Line runs from here, speeding you into Central London is as little as 15 minutes. You will also find Europe's longest street market here, as well as a whole host of retail outlets and some big brand supermarkets.



A WORD FROM THE OWNER...

"We've loved living here on Brookdale Road. Being open-plan, our dual aspect living area benefits from being bright and airy all day long. And we're so well placed for a range of our favourite locations, from Lloyd Park, to the Rose & Crown Theatre pub, local shops, delis and cafes on Hoe St, Trades Hall for an evening out, numerous take-aways for an evening in, and our favourite cosy eat-out spot at Sodo Pizza. Our kids' primary and secondary schools are 3 and 10 minutes away respectively. On top of everything we have great neighbours and a fantastic community feel."

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Lounge/Dining Room
14'5" x 25'3"

Bathroom
8'11" x 3'6"

Kitchen
8'8" x 17'4"

Bedroom
12'11" x 17'6"

Bedroom
14'5" x 11'6"

Bathroom
8'7" x 8'4"

Bedroom
8'11" x 7'2"

Garden
approx. 36'6" x 13'11"

Bedroom
8'6" x 10'2"



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