



Reception Room  
12'11" x 11'5"

Reception Room  
11'5" x 11'1"

Kitchen  
9'1" x 7'2"

Bedroom  
9'0" x 7'3"

Bedroom  
11'1" x 9'4"

Bedroom  
11'1" x 9'4"

Bathroom  
7'7" x 5'1"

Lean To  
16'4" x 6'3"

Garden  
32'9"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	80
(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



## BROOKSCROFT ROAD, WALTHAMSTOW Offers In Excess Of £600,000 Freehold 3 Bed House - Mid Terrace



### Features:

- Three Bedrooms
- Victorian Mid Terrace House
- Two Reception Rooms
- Private Rear Garden
- Chapel End Corner
- Walking Distance to Wood Street Station

Situated on a quiet, residential street, this three-bedroom mid-terrace home is bright and spacious with a well balanced layout. As well as the two reception rooms and a first floor bathroom, there's a large garden at the rear, so it's a great property to lay down roots, especially as it's such a family friendly area.

It's all just a short walk from the fantastic eateries and transport links of much-loved Wood Street, while Walthamstow Central and Lloyd Park are also within easy reach.

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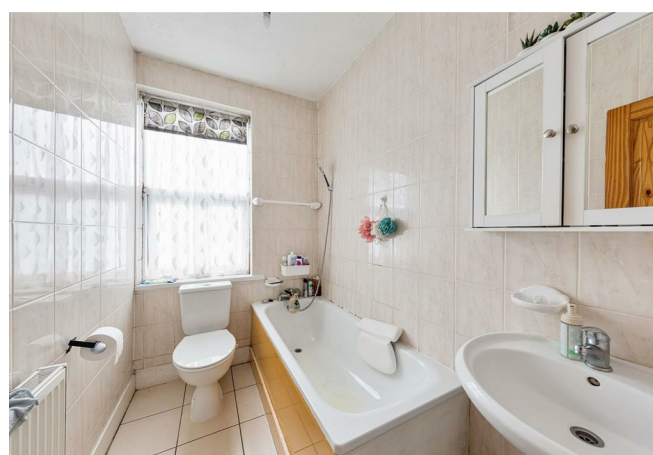
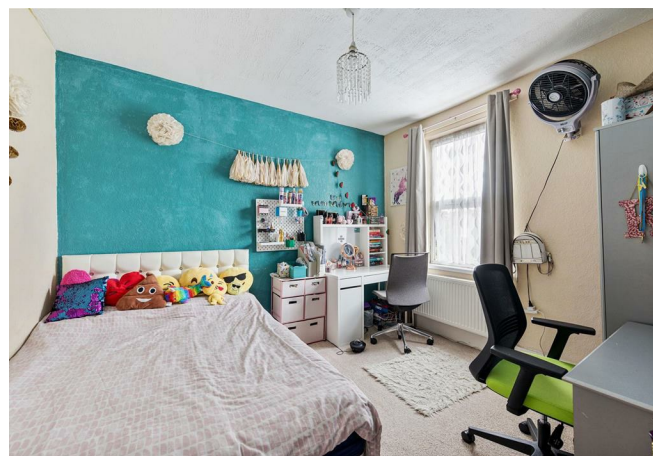
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**IF YOU LIVED HERE...**

You'll love the sense of space that this home provides. You're set up well with the two reception rooms, which can be combined for an open plan experience with light flowing throughout. The rear kitchen is handily placed alongside the lean-to, perfect for storage or as a base for any future design plans.

On the first floor you'll find three good size bedrooms, as well as a bathroom with an over-tub shower. Meanwhile, at the rear there's a large low maintenance garden with a storage shed at the rear. Beyond the front yard, you'll be please to discover that you're within walking distance of a varied mix of outside space including Epping Forest, Lloyd Park and Fellowship Square, the latter of which has a fantastic calendar of events throughout the year.

The excellent coffee shop Ruttle & Rowe is a four minute stroll - perfect for a caffeine fix, while the delights of Wood Street are just a short stretch further. There's the eclectic Wood Street Indoor Market, brand new bar The Wood Street Bear and sensational bakery Chocolatine, to name just a few of your local hangout spots. Or head in the other direction towards the Bell junction and you'll come across many, many exceptional independent ventures, including vegetarian-focused cafe Buhler, store-cum-cafe-cum-gallery Wynwood Art District and Yard Sale Pizza.

If getting or staying fit is on the agenda, you'll be pleased to know that the Waltham Forest Feel Good Centre is nearby, where you'll find a gym with a 400m running track and 25m fitness pool with separate diving pit and teaching pool. Or if you prefer spectator sports, head to see the Walthamstow FC in action and get a true sense of the area's community spirit. The ground is a short stroll away.

**WHAT ELSE?**

- You're only 14 minutes from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the overground, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line.
- For your new local you couldn't ask for better than The Dog & Duck, a stylish family friendly gastropub - 10 mins from your front door.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court operated by CRATE, and mini golf, as well as convenient chains.



**A WORD FROM THE OWNER...**

"It's a lovely area to live in, schools and colleges within walking distance. Wood street market which is a short walk has many cafes. There are no neighbours opposite or behind the garden and the local community is very friendly."

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