



BROOKDALE ROAD, WALTHAMSTOW
Offers In Excess Of £1,100,000 Freehold
4 Bed House - Mid Terrace



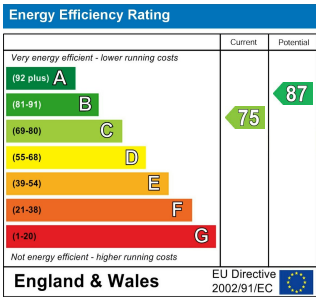
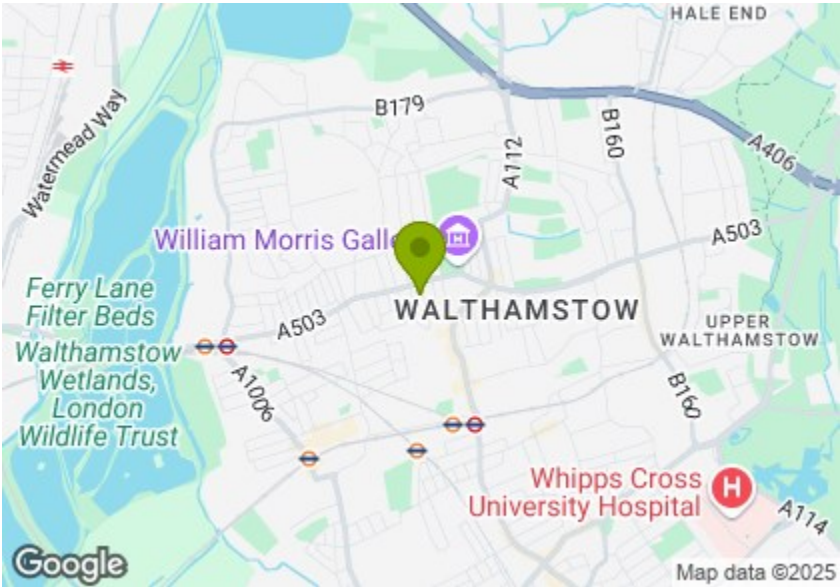
Features:

- Four Bedroom House
- Victorian Terrace
- Loft Converted
- Walthamstow Central Location
- Kitchen/Diner
- Large First Floor Bathroom
- Short Walk To Lloyd Park

A wonderful four bedroom, two bathroom family home, arranged over three floors with huge open plan kitchen diner and tranquil rear garden. The beautifully landscaped greenery of Lloyd Park and the welcoming bars of Hoe Street are just moments away.

It's only twelve minutes on foot to Walthamstow Central station, where swift Victoria line services get you directly to King's Cross in sixteen minutes and Oxford Circus in nineteen. Overground trains also run to London Liverpool Street in eighteen minutes.

REQUEST A VIEWING
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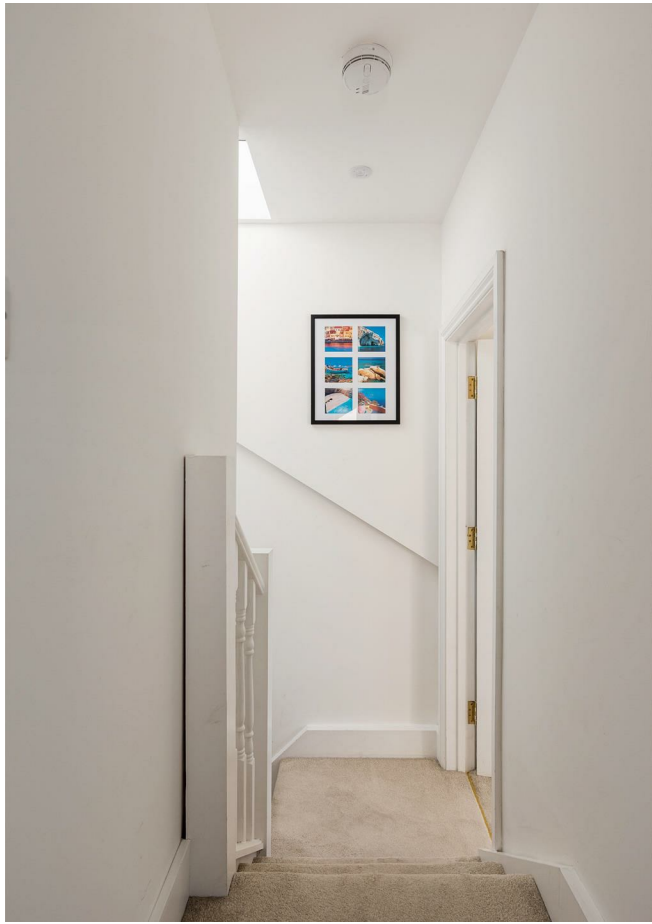
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IF YOU LIVED HERE...

Your bright, welcoming, 290 square foot reception room is right off the entrance hall, with smooth blonde wooden floors and dual aspect with a bright bay window to the front. Beyond a handy ground floor WC, we'll find your spacious 305 square foot open plan kitchen diner. In here underfloor heating keeps things cosy and mint green paintwork complements chunky countertops, cream splashbacks and matching green cabinets. Another bay window overlooks your side return, while the dining area is bathed in natural light from a large skylight and a full rear wall of patio windows and doors.

Throw these back to extend your entertaining space outdoors, into your tranquil, South West facing garden. A generous section of decking sits below a timber pergola, before ascending to a generous length of lawn, with a garden shed and second seating area to the rear. Back inside, and upstairs, for your handsome principal bedroom, softly carpeted with wall to wall wardrobes. Another generous double sleeper sits next door and to the rear of the landing there's a luxurious family bathroom. This immaculately decorated retreat features more underfloor heating below wood effect tiling, a freestanding tub and separate stroll in, rainfall shower.

Stairs continue upwards to a wonderful, second floor loft conversion, where you'll find your third double sleeper and a fourth bedroom, 195 square feet with a marvellous en suite. Both spaces feature warm, velvety carpet and the suite to the front comes with extra storage space in the eaves. It's dual aspect, between twin

skylights and a floor to ceiling window overlooking the garden and neighbouring rooftops. Finally, your stylish en suite is decorated in peacock blue tilework with monochrome flooring, and features another skylight plus a walk in, rainfall shower.

Your new local, Ye Olde Rose and Crown, is only a six minute walk from your front door. This historical theatre pub is bursting with traditional charm and offers a warm welcome as well as hearty pub meals and exciting live performances in its upstairs studio theatre. Even closer to home, there's something for everyone to enjoy at much loved Lloyd Park. You can pick up organic produce at the bustling Saturday farmers' market, practice your kickflips in the skatepark, visit the William Morris Gallery, make use of the outdoor sports facilities or simply relax in the lush surroundings of the beautifully landscaped gardens.

WHAT ELSE?

- In just a few minutes you'll be strolling along Hoe Street, where you'll find a number of friendly coffee shops, welcoming pubs, great restaurants and many other amenities.
- CRATE Walthamstow is close to the station and is another buzzing, family friendly, social hotspot. Here you have a range of community fitness and craft classes, plus numerous pop up street food vendors and constantly flowing craft beers, courtesy of The Pretty Decent Beer Company.
- There are thirty four primary and secondary schools within a mile of your new home. Ofsted rated your closest school, Greenleaf Primary, as 'Good' in its latest inspection and your closest secondary, Walthamstow School for Girls, achieved an 'Outstanding' rating.



A WORD FROM OWNER...

"We've loved living in the Lloyd Park area. It's three minutes walk to Lloyd park with its play park, fields and the lovely William Morris gallery and cafe. On Saturdays the Lloyd park market is packed with stalls including a wide selection of street food options, perfect for a picnic in the sun. It's a 10 minute walk to excellent food and drinks (Sodo pizza, Collab, the Bell and the Rose and Crown), the newly opening Soho theatre and the cinema. It's a 20 minute walk to the restaurants, pubs and cafes in Walthamstow Village. It's also only a short walk across the park to the Feel good centre with pool, spa and sports activities. It's centrally located so you can get to all parks of Walthamstow. You can hop on the bus for a trip to the Walthamstow wetlands and a walk down to Hackney marshes. Walthamstow Central is 15 minutes away, from where the Victoria Line to get into town. Something really special about living in Walthamstow is the proximity to Epping Forest. A short drive or tube journey and you're in the forest, perfect for walking and biking. There are two excellent schools nearby (Greenleaf and Winns). The sense of community on the road is great and we've loved living here."

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Reception Room
25'3" x 11'9"

Kitchen / Diner
25'9" x 11'11"

WC

Bathroom
10'11" x 9'9"

Bedroom
11'8" x 9'6"

Bedroom
14'10" x 11'2"

Ensuite

Bedroom
16'11" x 11'9"

Bedroom
11'1" x 9'6"

Eaves Storage

Garden
29'6"



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