



BROOKDALE ROAD, WALTHAMSTOW
Offers In Excess Of £1,150,000 Freehold
4 Bed House



Features:

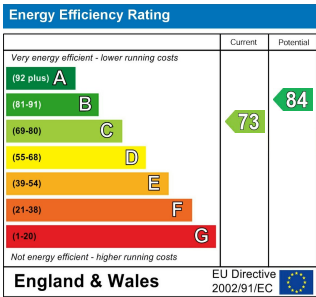
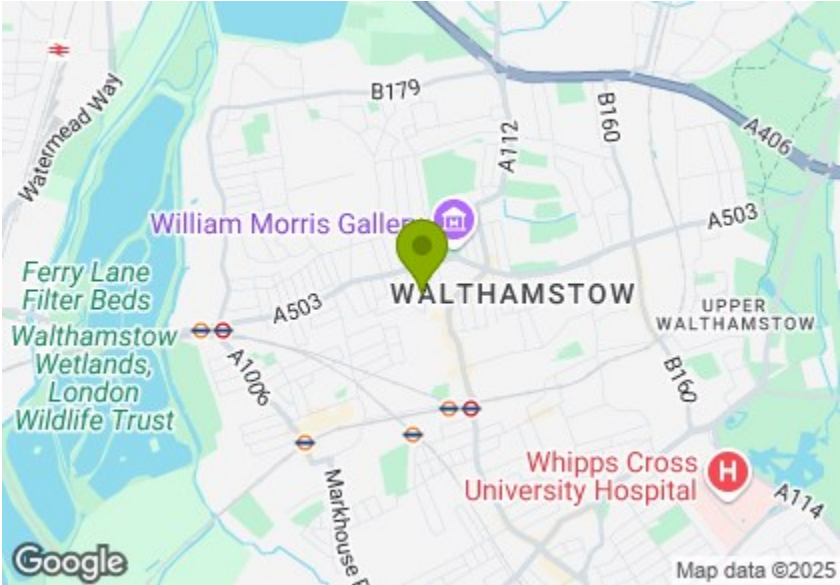
- Four Bedroom House
- Victorian Terrace
- Kitchen/Diner Extension
- Loft Converted
- Close To Lloyd Park
- Beautifully Presented
- Walking Distance To Walthamstow Central

Spanning 1,497 sq ft, this thoughtfully extended Victorian home combines generous proportions with a bright, comfortable layout across four double bedrooms, two bathrooms, and a separate utility, pantry and WC.

The large kitchen/diner at the rear is a standout space—ideal for everyday living and gathering with friends—while the converted loft adds flexibility for growing families, guests, or a dedicated workspace. You're just a 10-minute walk from Walthamstow Central (Victoria Line and Overground), for quick links into the City as well as easy access to the area's independent cafés, restaurants, and green spaces. With everything close at hand, it's a home that balances calm and connection with ease.

Featured in Ideal Home Magazine and Real Homes Magazine, winner of Real Homes Extension and Bathroom of the Year 2020, this architect designed home is an interior lovers dream.

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0203 397 9797



E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

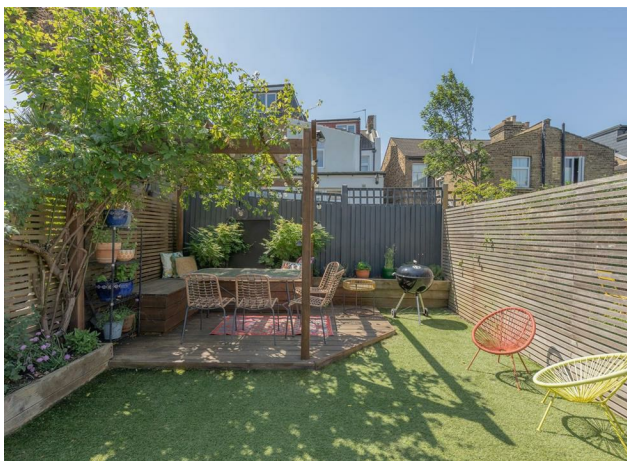
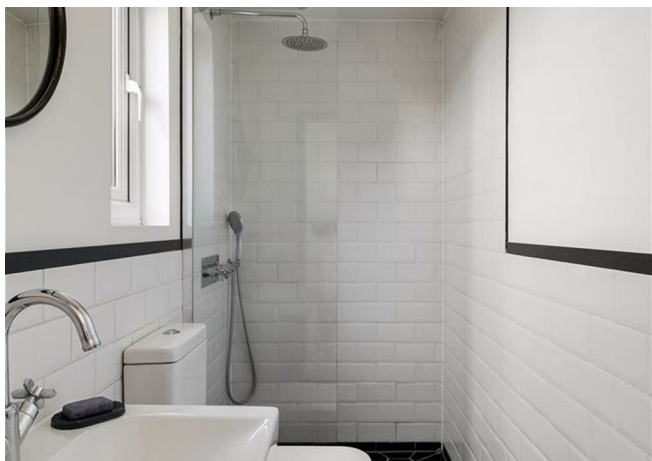
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hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
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Investment & Development
id@stowbrothers.com
0208 520 6220

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IF YOU LIVED HERE...

From the moment you arrive, this home is the perfect combination of modern and traditional. A green-and-white tiled path leads you through a front garden edged with lavender—a welcoming, fragrant touch that hints at the care and thought invested throughout.

Inside, the front reception room immediately sets a calm and inviting tone with its parquet flooring, original coving and bay window, while a working Victorian fireplace with marble surround sits proudly between alcove shelving and cupboards—ideal for housing a much-loved book collection.

At the rear, the design led extended kitchen-diner is a spacious and sociable hub with oodles of storage and underfloor heating. Handleless cabinetry and oak shelving pairs with subtle quartz splashbacks and worktops, all complemented by an exposed brick feature wall and slimline floor-to-ceiling glazing. There's large island with seating and pendant lighting above, a bespoke window seat for quiet moments, and thoughtful additions like a walk-in pantry and integrated wine storage. A separate utility room and downstairs WC are perfect for busy households.

The garden is both low-maintenance and full of character. With raised beds, mature planting, and timber decking at either end, it's designed for relaxed outdoor living. A pergola with built-in seating and storage at the far end offers an ideal setting for summer dinners or evening drinks.

Upstairs, you'll find two generous double bedrooms. The principal room at the front features a reclaimed Victorian fireplace and bespoke built-in wardrobes with walnut interior and pull-down rails, crafted by local icon Jonathan Maker. The second bedroom, styled with dark tones, has the original period fireplace and built in cupboard. The family bathroom is beautifully designed, with a freestanding bath positioned in pride of place with underfloor heating, a Fired Earth double vanity unit and porcelain tiles .

The converted loft provides a peaceful retreat. The spacious principal room has two large windows bringing in light and sky views and the further bedroom has been used as a double guest room, office and children's bedroom over the years. The smart shower room has been cleverly designed for access from both rooms, to offer more versatility.

WHAT ELSE?
 - Conveniently close to Walthamstow Central Tube Station for London Underground,
 - National Rail and bus services. Liverpool Street is 18 minutes on the overground,
 King's Cross St Pancras is 14 mins and Oxford
 - Circus is just 20 minutes away on the Victoria Line, and since it's the start of the line,
 you'll always find a seat.
 - Nature lovers will enjoy exploring Walthamstow Wetlands, Europe's largest urban
 nature reserve or Epping Forest, both just a short bike ride or bus away. Lloyd Park
 offers a fantastic children's playground, tennis courts, scenic picnic spots, and the
 renowned William Morris Gallery, perfect for art or coffee lovers.



A WORD FROM THE OWNERS...

"We have loved living here for the last ten years. It has been a fantastic home for our family, designed with plenty of storage and a garden that can be used year round. The sun streams into the living room and master bedroom in the morning and hits the garden from midday when the front of the house offers cool escape in the summer months. We are lucky to have fantastic neighbours who we will really miss, there is a real sense of community in the street and beyond. Our children have been at Greenleaf School since nursery and it has been amazing. We love living in this part of Walthamstow, with Lloyd Park on our doorstep, fantastic cafes, shops, a yoga studio and now Soho Theatre only a couple of minutes walk away. BANGS hairdressers and Rocket barbers are also less than 5 mins walk and as good as any central London salon. There are so many things we will miss about this house. The amazing light, the deceptively spacious pantry, sitting in the window seat reading a magazine in the summer with the window wide open, coming downstairs to the cosy underfloor heating and getting the fireplace going to snuggle up in the winter . Bubble baths in the huge family bathroom and not having to share a sink! All things we are hoping to recreate in our new home!"

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Reception Room

13'5" x 11'4"

Kitchen / Dining Room

25'3" x 14'2"

Pantry

7'5" x 5'4"

Utility Room

9'1" x 6'0"

WC

4'3" x 4'7"

Bathroom

10'7" x 8'7"

Bedroom

11'5" x 9'8"

Bedroom

14'9" x 11'8"

Shower Room

4'11" x 8'10"

Bedroom

13'5" x 12'5"

Bedroom

9'4" x 8'7"

Garden

24'7"



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