

BROOKDALE ROAD, WALTHAMSTOW
Offers In Excess Of £685,000 Freehold
2 Bed House



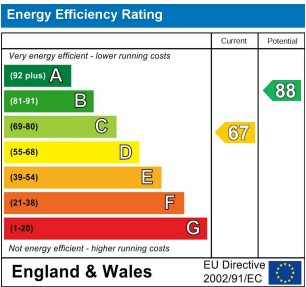
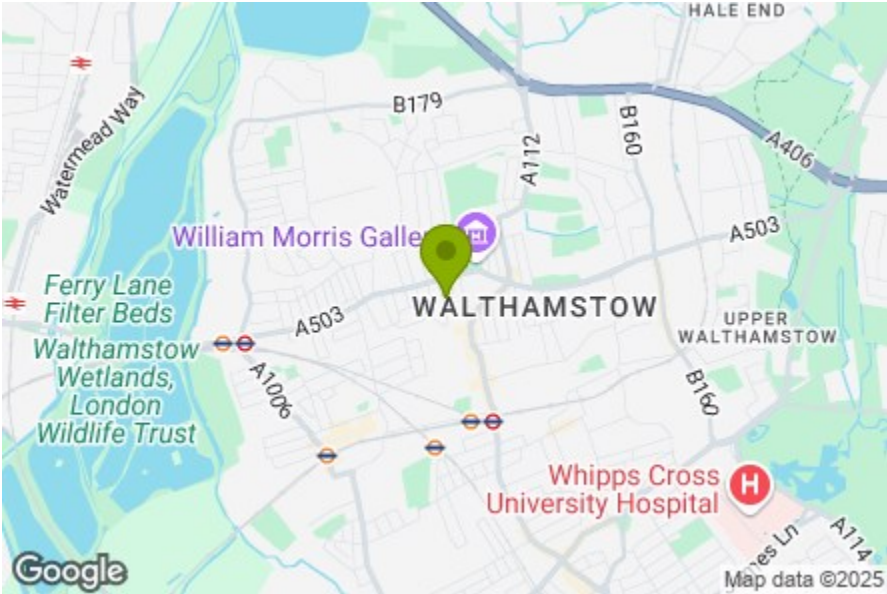
Features:

- Two Bedrooms
- Victorian House
- Potential to Extend (STPP)
- Chain Free
- First Floor Bathroom
- Easy Access to Lloyd Park
- Short Walking Distance to Walthamstow Central Station

Perfectly positioned just five minutes from the landscaped beauty of Lloyd Park—and within easy walking distance of Walthamstow Station—this charming two-bedroom Victorian home is full of promise. With 973 sq ft of space already on offer, it's generous as-is, but there's also scope to extend (STPP) if you've got bigger plans down the line. The interiors are neutrally decorated, giving you a clean, fresh starting point—ideal if you're ready to put your own stamp on things.

Chain-free and full of potential, this is a home that can grow with you.

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IF YOU LIVED HERE...

Step through your front door—sheltered beneath a classic portico—and into the first bright, welcoming reception room where natural light pours in through a bay window, highlighting the warmth of original wooden floorboards. Just next door, the second reception offers the same charming flooring and mirrors the same handy alcoves ready and waiting for bookshelves, display, or whatever fits your lifestyle.

As you head through the hallway, you'll pass a cleverly hidden understairs storage nook—perfect for coats, shoes, or the everyday bits you want out of sight. The corridor leads into a generous kitchen/diner, fitted with timeless shaker-style wooden cabinetry and left intentionally flexible, giving you the freedom to choose your own appliances for full customisation. There's ample room for a dining table too—ideal for casual breakfasts or hosting friends. A glazed door opens directly into the garden, letting the outside in.

And speaking of the garden, it stretches nearly 37 feet and is brimming with established trees and greenery. While already lush and full of abundant life, there's huge potential with care and vision to turn this space into your own leafy retreat, whether you dream of vegetable beds, a sun trap patio, or simply a calm corner to unwind.

Upstairs, a stylish family bathroom awaits, thoughtfully laid out with a walk-in shower, a corner bath for long soaks, and a sandstone-tiled wall contrasted with cheerful blue-and-white chequerboard flooring. Built-in storage keeps towels and everyday essentials close to hand.

Up a few steps are the two double bedrooms, offering a natural sense of separation from the living spaces below. Both are generously sized, with neutral decor and fitted carpets. The front bedroom enjoys double windows that fill the space with light, while the rear bedroom looks out over the garden, offering a peaceful view and a calm, restful feel.

WHAT ELSE?

Located in one of the most desirable areas, you're close to Lloyd Park and all its amenities. Whether it's a game on the tennis or basketball courts, a workout at the outdoor gym, a visit to the Saturday market, or a quiet stroll through the William Morris Gallery there are plenty of options to suit everyone. The area's transportation services are good, particularly Walthamstow Central Station, which runs an Overground and Victoria Service delivering direct links to Central London, all being a 13-minute walk away. The A406 (North Circular) provides easy road access to Central and North London and is only 0.4 miles to the northeast of the property.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

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