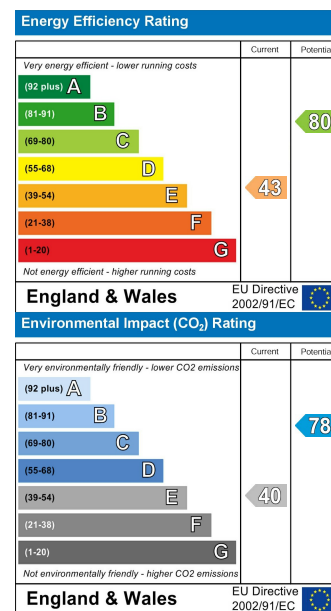


GROUND FLOOR
APPROX. FLOOR
AREA 456 SQ.FT.
(42.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 SQ.M.)

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.
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Brookfield Avenue, London
Offers in excess of £695,000 Freehold
3 bed House - Mid Terrace



»» Our Walthamstow Home
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0203 397 9797
hello17@stowbrothers.com

»» Our Wanstead Home
117a High Street, E11 2RL
0203 397 2222
hello11@stowbrothers.com

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Features

- Three bedrooms
- Victorian terraced
- Village borders location
- Close to Wood Street station
- 25ft rear garden
- Loft with potential to convert
- Two reception rooms
- Four piece bathroom



A bright and spacious three bedroom Victorian terrace just moments from the peaceful streets and award-winning gastropubs of Walthamstow Village. You have twin reception rooms, partially converted loft space with potential for further development, and a private rear garden - an ideal family home.

You're well placed for transport connections here - Wood Street station is just seven minutes away on foot, and will get you directly to Liverpool Street in twenty minutes.



A WORD FROM THE OWNER....

"This has been a wonderful family home for us in a very friendly street. Halfway between Wood Street and the Village - the best of both worlds! The loft space has been vital for running my music business from home."







➡ IF YOU LIVED HERE...

You'll be stretching out in your generous 140 square foot lounge with a plush carpet, and bay window bathing the room in natural light. Your adjacent second reception is 120 square feet – a bright and welcoming space with handsome engineered hardwood floors underfoot and a tranquil garden view. Into the dual aspect kitchen and a smart timber suite, marbled worktops with complementing slate flooring, sparkling white metro tiles and a chef's oven make this an ideal space for the culinary-minded.

Through the kitchen's glass patio doors and you land in your twenty foot rear garden – a mix of a patio area (ideal for barbecues!), lawn and shed – with high fences for privacy and a gorgeous backdrop of foliage. Upstairs there's a huge 200 square foot master bedroom complete with a plush carpet and bay window, plus a fitted wardrobe and vanity area. Also on this floor you have a charming solid double blessed with a green canopy view, a generous single bedroom, and the four piece family bathroom – which, having both a shower and bath, eases the hectic morning rush. Finally, a sunlit loft room with potential to expand sits atop this brilliant proposition.

Walthamstow Village – one of our most sought after neighbourhoods – is five minutes on foot; its part-pedestrianised, leafy streets home to some of the best bars and gastropubs for miles around. From the cocktail chic of Eat 17 to the cosy fires and friendly cats of The Nag's Head, there's something for every taste. Be sure to check out God's Own Junkyard, just a couple of minutes away and with neon art like nothing you've ever seen.

WHAT ELSE?

- You have an excellent choice of local schools, with fifteen primary/secondaries within walking distance, all rated 'Good' or better by Ofsted and including the 'Outstanding' St Mary's Primary five minutes around the corner.
- Walthamstow Central is just a fifteen minute walk, for direct twenty minute runs to Oxford Circus and Liverpool Street via the Victoria Line.
- Our exciting new neighbourhood of Wood Street is also close at hand, you have just a six minute stroll to its independent shops, cafes and thriving vintage market.

