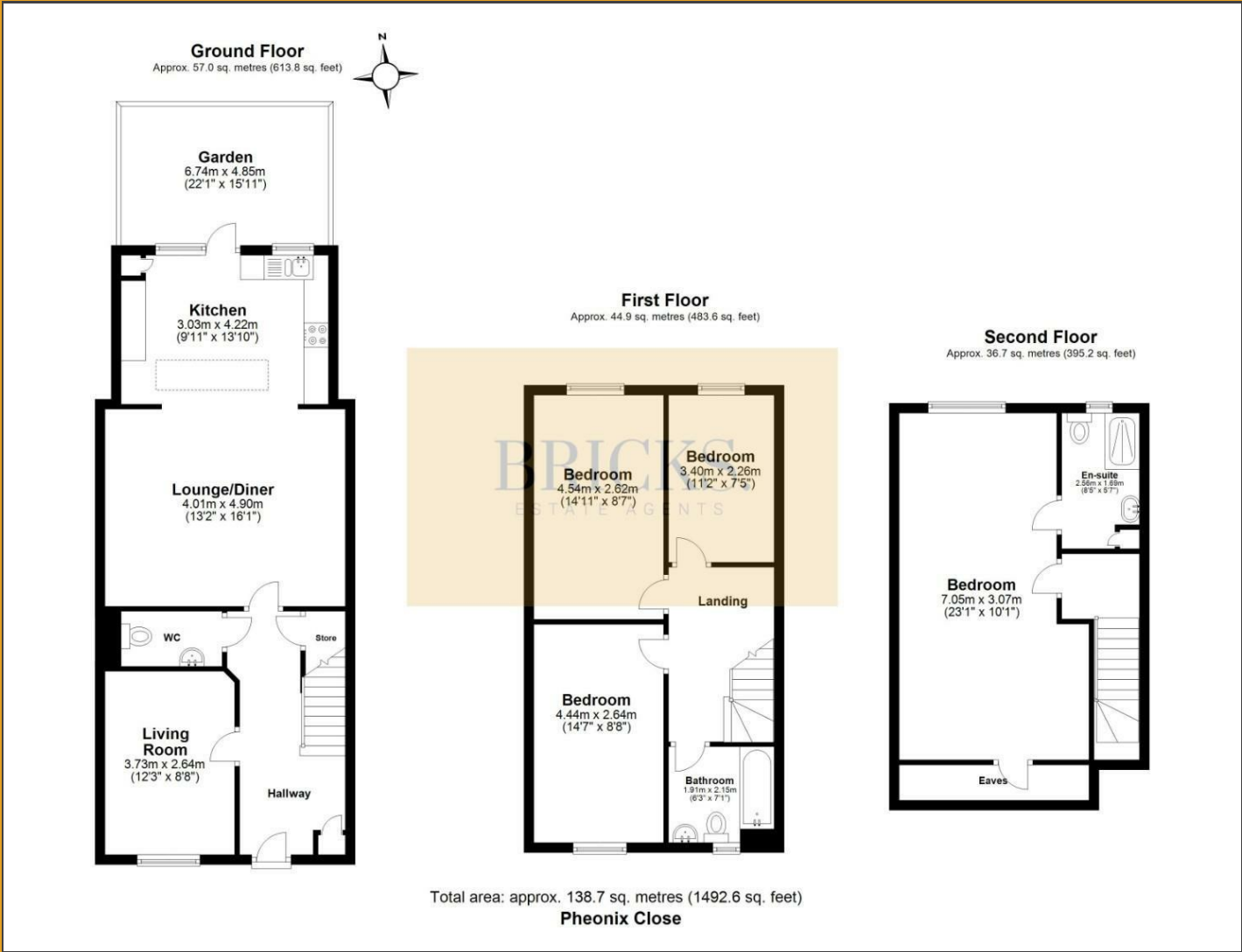


Floor Plan



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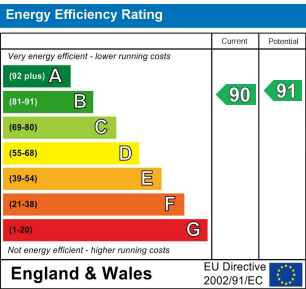


BRICKS.  
£615,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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5 Phoenix Close,  
London, E17 5YD

Welcome to this remarkable four-bedroom residence, meticulously presented by Bricks Estate Agents, and perfectly situated within the quiet and highly sought-after cul-de-sac of Phoenix Close, Walthamstow. This home embodies modern elegance, offering a rare blend of luxury, space, and tranquility right in the heart of E17. Known for its vibrant character, Walthamstow provides a rich local tapestry of artisanal markets, green parks, stylish cafes, and seamless links to central London, making it a favorite for both families and professionals alike.

As you enter, the ground floor opens into two expansive reception rooms, each designed with both style and comfort in mind—perfect for relaxed family evenings or sophisticated entertaining. The stunning, fully equipped kitchen diner provides a beautiful setting for culinary creations and lively gatherings, with an inviting layout that makes hosting a delight. A well-appointed WC and ample storage solutions complete this level, ensuring functionality without compromising elegance.

On the first floor, three generously sized, naturally lit bedrooms await, each providing a peaceful retreat for family members or guests. A spacious family bathroom, complete with a luxurious bathtub, offers an ideal spot for relaxation.

Ascending to the top floor, you'll find the crown jewel of this home: the master suite. This exceptional space includes an oversized bedroom and a private en-suite, creating a sanctuary designed for ultimate comfort—a true escape within your own home.

With off-street parking, a flexible floor plan, and contemporary finishes throughout, this property is designed to suit the needs of modern life while maintaining a warm, welcoming atmosphere. Bricks Estate Agents invites you to experience this unique home, where every detail reflects quality and sophistication, nestled in one of Walthamstow's most desirable areas.

# 5 Phoenix Close, London, E17 5YD

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- \*Appointment Based Booking Only\*
- Large Four Double Bedrooms
- Bursting With Natural Light
- Top Floor Master Bedroom With Seating Area And En-Suite
- Amazing Transport Links
- \*Guide Price £615,000 - £625,000\*
- Three Bathrooms
- Open Plan Entertainment Space
- Modern Day Living With Practical And Functional Storage Facilities
- Off Road Parking For Two Cars

Living Room  
12'2" x 8'7" (3.73 x 2.64)

Lounge Diner  
13'1" x 16'0" (4.01 x 4.90)

Kitchen  
9'11" x 13'10" (3.03 x 4.22)

Bedroom Four  
11'1" x 7'4" (3.40 x 2.26)

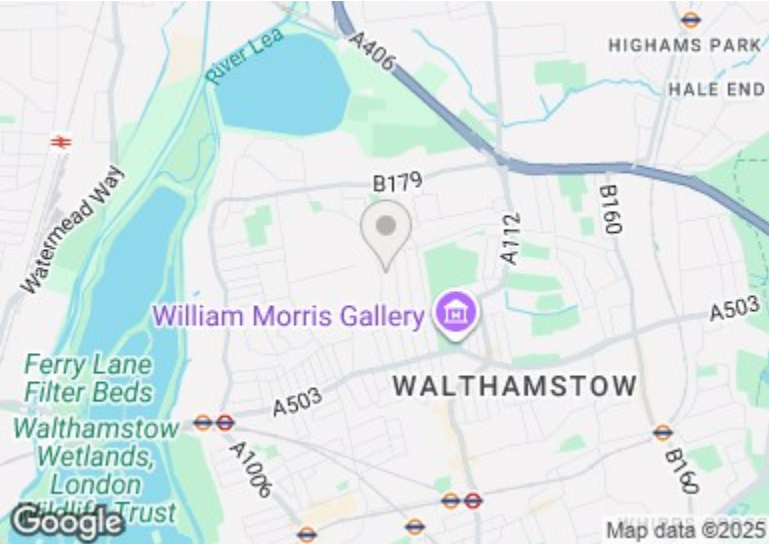
Bedroom Three  
14'10" x 8'7" (4.54 x 2.62)

Bedroom Two  
14'6" x 8'7" (4.44 x 2.64)

Bathroom  
6'3" x 7'0" (1.91 x 2.15)

Bedroom One  
23'1" x 10'0" (7.05 x 3.07)

En-Suite  
8'4" x 5'6" (2.56 x 1.69)



Directions

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