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**Broomfield, London, E17 8DZ**  
**Offers In Excess Of £575,000**



Quintessential, Impressive & Graceful, this amazing four bedroom staggered terrace property presents an exceptional opportunity to own a contemporary and spacious home in the desirable area of Broomfield Road, E17. With a large single-storey rear extension, two reception rooms, two bathrooms, a recently installed combination boiler, and a generous floor area, this residence combines style, comfort, and functionality seamlessly. This remarkable residence offers a delightful blend of modern amenities, stylish design, and ample living space, making it the perfect choice for discerning homeowners. Spanning an impressive floor area of 1,291 square feet, this residence provides ample room for every member of the household. The four generously proportioned bedrooms offer a tranquil retreat, promising restful nights and a private space to call your own.

#### Property Showcases

Upon entering, you will be captivated by the spacious layout and abundance of natural light that fills every room. The property boasts a large single-storey rear extension, providing an expansive area for relaxation and entertainment. This versatile space can be easily transformed into a cosy family room, a home office, or even a play area, adapting effortlessly to your lifestyle. The ground floor comprises two elegant reception rooms, exuding an inviting atmosphere. These well-appointed spaces offer endless possibilities for hosting gatherings, enjoying quiet evenings, or creating a dedicated dining area for memorable meals with loved ones. With two modern bathrooms, this property ensures comfort and convenience for all occupants. These beautifully designed spaces feature contemporary fixtures and fittings, offering a sanctuary to unwind and rejuvenate after a long day. The property benefits from a two-year-old combination boiler, guaranteeing efficient heating and hot water supply throughout the year. This energy-efficient feature provides peace of mind and contributes to a sustainable living environment. Ascending to the first floor, you will find four generously sized bedrooms. Each room offers a serene ambience, providing a peaceful retreat for rest and rejuvenation. The contemporary family bathroom on this floor is thoughtfully designed, featuring elegant fixtures and fittings. Step outside into the rear garden, an ideal space for outdoor activities, gardening, or simply enjoying a cup of coffee in the fresh air. The low-maintenance design ensures you can spend more time relaxing and less time on upkeep.

#### Location

Enjoying this prized location gives you a wealth of options when it comes to indulging in everything Walthamstow has to offer. A brisk twenty minute walk or a short seven minute bike ride and you will be in the centre of the famous Walthamstow village which is one of the most charming and oldest villages in London (the original settlement dates back to 1086), Walthamstow Village is a little slice of country life in London and renowned for its local produce shops and historic buildings. When it comes to amenities you have everything you could ever need, all located on the famous 1km Walthamstow Market which is only 0.7 miles from your front door. A range of enterprising independent businesses compliment the market and provide the quintessential neighbourhood to accommodate everything your heart desires. Other Amenities such as Crate at St James Street, The Curious Goat at Old Brewer Way & Iyo Sushi on Markhouse Road all within walking distance and provide the ideal local conveniences that you could ever ask for. Public transport is also easily accessible right from your door step, with bus stops at Markhouse Road just 0.11 miles & 0.12 miles away as well as bus stops at Lea Bridge Road & Queens Road both just under 0.22 miles away. Underground and over ground stations such as Walthamstow Central & Queens Road are just 0.65 miles & 0.5 miles away respectively, while national rail stations including Lea Bridge Road are under 1 mile from the property. Finally the property gives access to a bounty of nursery, primary and secondary schools all within walking distance. Low Hall Nursery, South Grove Primary and Kelmscott Secondary schools are all under 0.29 miles from your front door and offer both good and outstanding Ofsted ratings.

#### Tenure & Council Tax

Tenure: Freehold  
 Council Tax Band: D  
 Annual Council Tax Estimate: £1,940 pa

#### Entrance Hall

**12'5" x 3'4" > 9'3" (3.81 x 1.03 > 2.84)**

Double glazed opaque door and window to front aspect, stairs to first floor landing, under stairs storage and meter cupboard, single radiator, laminate flooring and power points.

#### Ground Floor w/c

**5'8" x 3'7" (1.74 x 1.10)**

Double glazed opaque window to front aspect, textured ceiling, tiled walls, Lino flooring, hand wash basin with mixer tap and vanity unit under, low level flush w/c and storage cupboard.

#### Reception Room

**11'9" x 23'5" (3.59 x 7.14)**

Double glazed windows to front aspect, coved ceiling, single radiator, laminate flooring, power points, TV aerial and phone point.

#### Kitchen/diner

**20'2" x 7'5" + 20'9" x 9'3" (6.15 x 2.27 + 6.33 x 2.83)**

Double glazed window to rear aspect, laminate and tiled flooring, two single radiators, walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with gas hob and electric oven, sink with drainer unit, chimney style extractor with hood, space for fridge/freezer, plumbing for washing machine, spotlights, double glazed patio door to rear aspect leading to garden and power points.

#### First Floor Landing

**2'9" x 12'10" (0.85 x 3.92)**

Storage cupboard housing Worcester combination boiler.

#### Bedroom One

**11'8" x 9'10" (3.56m x 3.00m)**

Double glazed window to front aspect, textured ceiling, single radiator, laminate flooring and power points.

#### Bedroom Two

**13'6" x 8'9" (4.13 x 2.67)**

Double glazed window to rear aspect, textured ceiling, single radiator, laminate flooring and power points.

#### Bedroom Three

**8'7" x 6'9" (2.64 x 2.06)**

Double glazed window to rear aspect, textured ceiling, single radiator, laminate flooring, storage cupboard and power points.

#### Bedroom Four

**5'9" x 11'5" (1.76 x 3.49)**

Double glazed window to rear aspect, textured ceiling, single radiator, laminate flooring, storage cupboard and power points.

#### First Floor Bathroom

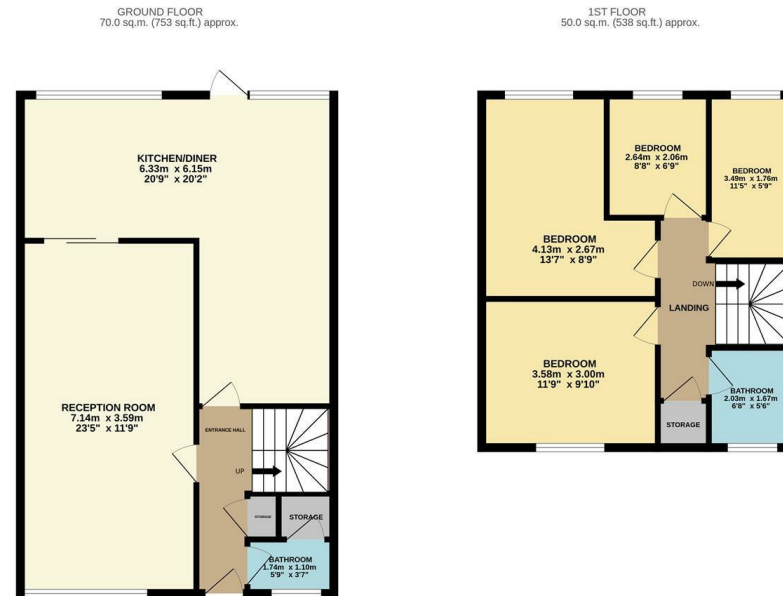
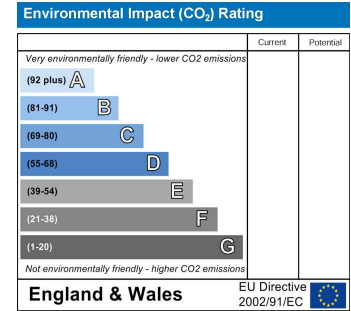
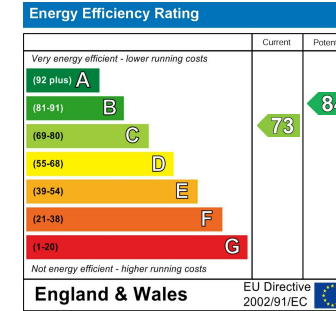
**6'7" x 5'5" (2.03 x 1.67)**

Double glazed opaque window to front aspect, textured ceiling, tiled walls and flooring, single radiator, heated towel rail radiator, panel enclosed bath with mixer tap & shower attachment, hand wash basin with mixer tap and pedestal, low level flush w/c.

#### Garden

**28'6" x 22'3" (8.70 x 6.80)**

Fence panels, rear access, built in BBQ, concrete paving, water tap and security light.



TOTAL FLOOR AREA: 120.0 sq.m. (1292 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan provided 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 guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of writing.  
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