



www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Browns Road, London, E17 4RN
Offers In Excess Of £800,000

Kings group are delighted to present this 3 bedroom period property Nestled in the heart of Walthamstow, Browns Road presents a charming opportunity for those seeking a delightful family home. This period property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. The single reception room offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests.

The house features one bathroom, providing essential amenities for everyday living. Its central location in Walthamstow ensures that residents are just a stone's throw away from a vibrant community, with an array of shops, cafes, and parks nearby. The area is well-connected, making commuting to central London a breeze.

One of the standout features of this property is its potential for extension, subject to planning permission. This offers a unique opportunity for buyers to personalise and expand their living space to suit their needs. Additionally, being chain-free simplifies the buying process, allowing for a smoother transition into your new home.

In summary, this house on Browns Road is a wonderful blend of period charm and modern potential, set in a lively and convenient location. Whether you are a first-time buyer or looking to invest in a family home, this property is certainly worth considering.

Locality

Enjoying this prized location gives you a wealth of options when it comes to indulging in everything Walthamstow has to offer. If you make your way to the end of your road then you will stumble across the beautiful manicured lawns of Lloyd Park. Easily accessible just a four minute walk from your front door to the Forest Road entrance, you can seek to revel in the outdoor gym, tennis and basketball courts as well as outdoor table tennis and bowling greens. Natural play areas with climbing logs, sandpits, and skate and scooter parks will be sure to keep the little ones entertained for hours on end and creates the perfect place for family picnics and day outings. A brisk fifteen minute walk or a short five 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 0.5 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 Band of Burgers, Ye Olde Rose & Crown & Le Delice on Hoe Street 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 Forest Road just 0.14 miles & 0.15 miles away as well as bus stops at Hoe Street both just 0.16 miles away. Underground and over ground stations such as Walthamstow Central & St James Street are just 0.43 miles & 0.66 miles away respectively. Finally the property gives access to a bounty of nursery, primary and secondary schools all within walking distance. Greenleaf Primary, Church Hill Nursery and Waltham Forest College schools are all under 0.61 miles from your front door and offer both good and outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Freehold
Council Tax Band: C
Annual Council Tax Estimate: £1,932
Floor Risk: Rivers & Seas: No Risk, Surface Water: Low
Construction: Brick Built

Hallway

30" x 127" (0.92 x 3.85)
Door to front aspect, double radiator, laminate flooring, smoke alarm and power points.

Reception One

10'5" x 13'3" (3.20 x 4.06)
Double glazed bay window to front aspect, single radiator, laminate flooring, TV aerial point and power points.

Reception Two

12'5" x 11'4" (3.79 x 3.46)
Double glazed window to rear aspect, single radiator, laminate flooring and power points.

Kitchen

8'5" x 15'7" (2.59 x 4.75)
Double glazed windows to side and rear aspect, double radiator, walls with tiled splash backs, range of base & wall units with flat top work surfaces, integrated cooker with gas hob and electric oven, extractor fan with hood, space for fridge freezer, plumbing for washing machine and power points.

First Floor Landing

4'11" x 12'5" (1.52 x 3.81)
Laminat4e flooring and power points.

Bedroom One

11'9" x 14'1" (3.59 x 4.30)
Double glazed window to front aspect, double radiator, laminate flooring and power points.

Bedroom Two

8'8" x 11'8" (2.65 x 3.57)
Double glazed window to rear aspect, double radiator, laminate flooring and power points.

First Floor Bathroom

5'9" x 6'5" (1.76 x 1.98)
Double glazed window to side aspect, tiled walls and flooring, panel enclosed bath with mixer tap and shower attachment and low level flush w/c.

Bedroom Three

Double glazed window to rear aspect, double radiator, laminate flooring and power points.

