



Brunswick Street, Walthamstow, London, E17

Offers In Excess Of £1,050,000

Freehold

FOR SALE

 2  2  5

- 5 Bedroom Victorian terraced house
- Loft conversion
- Kitchen/diner
- Gas central heating
- Walthamstow village location
- Quiet residential street
- Walthamstow Central tube station: 0.6 mile
- EPC rating: D (65)
- Council tax band: D
- Internal: 1221 sq ft (113.4 sq m)

Large, beautifully renovated Victorian family home on a quiet and pretty street, a stone's throw from Walthamstow village.

The property feels welcoming and almost familiar with a traditional layout and original cornice work in the hallway. But it's a home that's been stylishly modernised and opened out over 3 floors to give you the space and flexibility to be comfortable as a modern family.

The main dual aspect reception room combines a cosy lounge at the front with original working fireplace, with a formal dining area that would double up nicely as a place to work, study or entertain.

The kitchen-diner is sleekly fitted and spacious with plenty of working room and storage; and features a bay window that floods the area with natural light.

Outside the private garden is framed by established trees and shrubs, and features areas for dining and playing, and gets the sun all day.

On the first floor there are 3 dreamy bedrooms, the larger with bespoke storage. There's a fresh and contemporary family bathroom, and Velux windows give the landing space a great sense of airiness and space. Up on the second floor is a 4th bedroom and a large loft bedroom with bespoke storage and ensuite.

Living here you're close to a variety of highly rated schools, children's play areas, natural green space at Hollow Ponds and Epping Forest and we're reliably informed by the current owners that the neighbours are "the best". You're a 2 minute walk from the cultural hub of Walthamstow village, buzzing with exciting independent places to eat, drink and shop. And Walthamstow Central station is a ten minute walk, and offers direct 20 minute runs to Oxford Circus and Liverpool Street.

A dreamy family home on a quiet and friendly street, close to the heart of Walthamstow village. Shall we take a look?

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor. Door to all ground floor rooms.

Reception Room One

13'5 x 10'3

Open to:

Reception Room Two

11'2 x 8'5

Open to reception room one.

Kitchen/Diner

18'6 x 10'8

Door to rear garden.

First Floor Landing

Staircase leading to second floor landing. Door to all first floor rooms.

Bedroom One

13'0 x 11'0

Bedroom Two

11'8 x 9'6

Bedroom Three

11'1 x 8'6

First Floor Bathroom

6'9 x 6'4

Second Floor Landing (Loft)

Door to bedroom four & bedroom five.

Bedroom Four

16'6 x 7'7

Door to:

En-Suite

8'1 x 5'5

Bedroom Five

11'1 x 8'3

Additional Information:

Local Authority: London Borough Of Waltham Forest
Council Tax Band: D

Disclaimer:

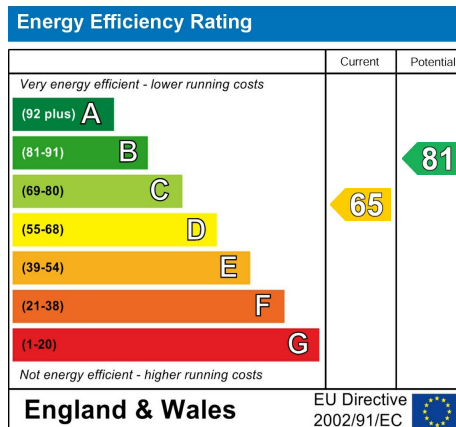
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FLOORPLAN



TOTAL APPROX. FLOOR AREA 1221 SQ.FT. (113.4 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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EPC RATING



MAP

