






## Brunswick Street, Walthamstow, London, E17

Guide Price £800,000

Freehold

**FOR SALE**

 2  1  3

- Guide Price: £800,000-£850,000.
- 3 Bedroom Victorian terraced house
- 2 Reception rooms & Loft conversion
- Gas central heating
- Walthamstow Village location
- Walthamstow Central Victoria Line underground station: 0.7 mile
- EPC rating: D (62) & Council tax band: D
- Rear Garden
- Chain-free
- Internal: 1210 sq ft (112 sq m)

Guide Price: £800,000-£850,000. A spacious three bedroom family home situated on Brunswick Street, a quiet residential road in Walthamstow Village. Ideally placed for the many independent bars, eateries and shops of Orford Road, it's also very handily placed for both Wood Street and Walthamstow Central stations, meaning the daily commute is just that bit easier!

The property is a classic Victorian terraced home, with large, practical spaces throughout, but also offering plenty of scope to reconfigure or extend if desired. On the ground floor there are two well proportioned reception rooms, situated either side of the kitchen. The one to the front has a large bay window, whilst the one to the rear offers access to the garden via double doors.

Upstairs the three double bedrooms are split across two floors. On the first floor there are two, together with the family bathroom (with both bath and separate shower cubicle) and a separate WC. Ascend to the first floor and you'll find the third double bedroom, which is dual aspect, and a three piece shower room.

Outside there is a secluded garden to the rear, with mature planting, shed and a paved patio area that's ideal for relaxing on a summer evening.

A great house in a fantastic part of E17. Shall we take a look...?

# Brunswick Street, Walthamstow, London, E17

## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

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

### Reception Room

12'4 x 11'5

### Dining Room

12'10 x 10'2

Doors to rear garden.

### Kitchen

10'10 x 9'7

Door to rear garden.

### First Floor Landing

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

### Bedroom One

15'1 x 11'10

### Bedroom Two

12'0 x 9'8

### First Floor Bathroom

10'1 x 8'11

### WC

4'8 x 2'10

### Second Floor Landing (Loft)

Doors to all second floor rooms.

### Bedroom Three

17'5 x 7'6

### Shower Room

### Rear Garden

### Additional Information:

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

### Notice:

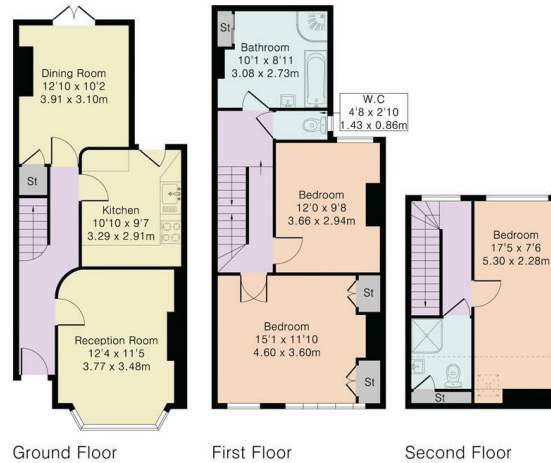
All photographs are provided for guidance only.

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

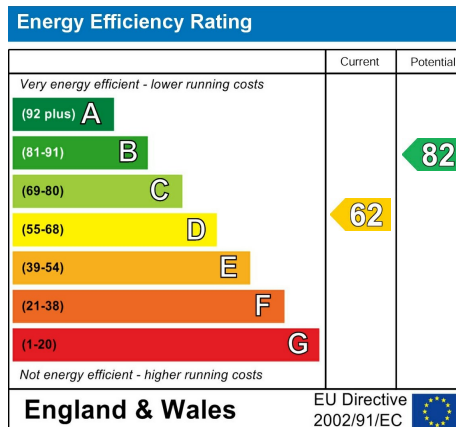
Approximate Gross Internal Area 1210 sq ft – 112 sq m  
Ground Floor Area 475 sq ft – 44 sq m  
First Floor Area 486 sq ft – 45 sq m  
Second Floor Area 249 sq ft – 23 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING



## MAP



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