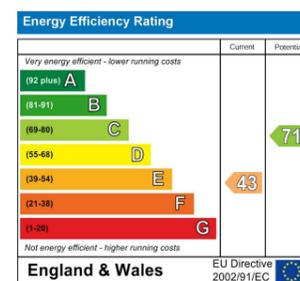
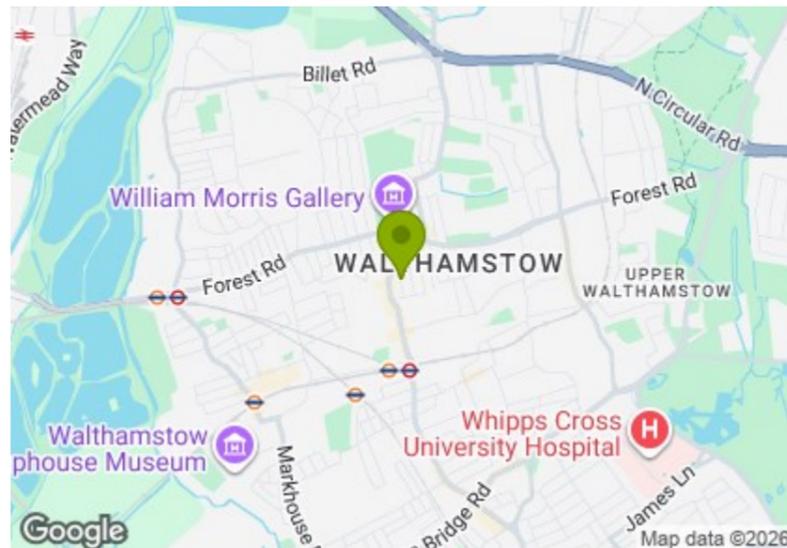




## BROWNS ROAD, WALTHAMSTOW

### Offers In Excess Of £800,000 Freehold

### 3 Bed House



#### Features:

- Three Bedroom End of Terrace House
- High Ceilings, Large Windows
- Beautifully Finished Eat In Kitchen
- Stunning Reception with With Log Burner
- Original Wooden Floors
- Lavish Bathroom with Shower and Bath
- Rear Sunroom Leading to the Private Walled Garden
- Moments to Walthamstow Village
- Great Transport Links

Positioned in the heart of Walthamstow, this three-bedroom end of terrace home brings together generous proportions and refined detailing throughout. High ceilings and large windows enhance the sense of space, while original wooden floors and a stunning reception with log burner introduce warmth and character. A beautifully finished eat-in kitchen forms a natural gathering space, complemented by an elegantly appointed bathroom with both shower and bath. To the rear, a conservatory opens directly onto a secluded garden with layered planting and a serene, enveloping feel. Moments from Walthamstow Village and supported by excellent transport links, the location completes the appeal.

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#### IF YOU LIVED HERE...

Occupying a prominent corner position, this end of terrace home pairs warm London stock brick with crisp white detailing, its confident proportions and sash windows giving it a quietly distinguished presence.

Stepping inside, the entrance hallway introduces a welcoming sense of character, with timber stairs rising ahead and natural tones creating a composed mood. A beautifully proportioned reception room unfolds around a rich timber fireplace with log burner, while its softly toned ceiling adds depth above wide floorboards that run underfoot. Sunlight filters through a generous sash window, illuminating the space and lending it an easy elegance. The kitchen continues the inviting atmosphere, where natural wood cabinetry sits alongside soft neutral units and pale worktops, all arranged around a central island designed for relaxed dining and everyday gatherings. Timber flooring flows through to a connecting hallway lined with full height cupboards that neatly conceal utilities before leading into the conservatory.

Framed by dark glazed panels and a glass roof, the conservatory draws the sky inward, with bi fold doors opening directly onto the garden. Layered planting, raised beds and gently arching trees create texture and movement around pale stone and gravel, forming an intimate yet sociable outdoor setting.

A thoughtfully finished bathroom completes the ground floor, detailed with soft white tiling and high-level glass brick panels that welcome in natural light. A freestanding

bath, walk in shower and timber vanity topped with stone introduce warmth and subtle contrast.

Upstairs, the main bedroom is wrapped in olive tones, with dual aspect sash windows welcoming light from two directions and wide boards adding warmth beneath. A second bedroom mirrors the gentle palette and offers generous proportions, while the third bedroom features a vibrant accent wall and a distinctive character, equally comfortable as a peaceful sleeping space or an inspiring retreat.

Life beyond the front door is equally compelling. Lloyd Park is minutes away, offering open green space, tennis courts, a playground and weekend market, alongside the William Morris Gallery and two independent cafés. Morning routines begin with artisan pastries and slow fermented loaves from Today Bread, while the cobbled streets of Walthamstow Village provide neighbourhood favourites, from brunch at Berns & the Beans to dining at The Castle, alongside independent boutiques. Evenings bring live performance at Soho Theatre Walthamstow, hosting comedy and theatre. Families benefit from a strong choice of schools, including Greenleaf Primary School, seven minutes on foot.

#### WHAT ELSE?

Excellent connectivity underpins the location, with Walthamstow Central Station a 10 minute walk for Victoria line and Overground services into the City and West End. Walthamstow Queen's Road Station is 16 minutes on foot, providing additional Overground connections across London.



#### A WORD FROM THE OWNER...

"This area has been so much fun to live in since buying the property. It's a friendly neighbourhood, nice and close to lots of transport options, and the village, as well as the new Soho Theatre. The home has been lovingly refurbished to bring out the character. It is a very seasonal home - the bright conservatory and garden have been amazing for summer BBQs, and the cosy lounge and wood fire are perfect on a winter's night."

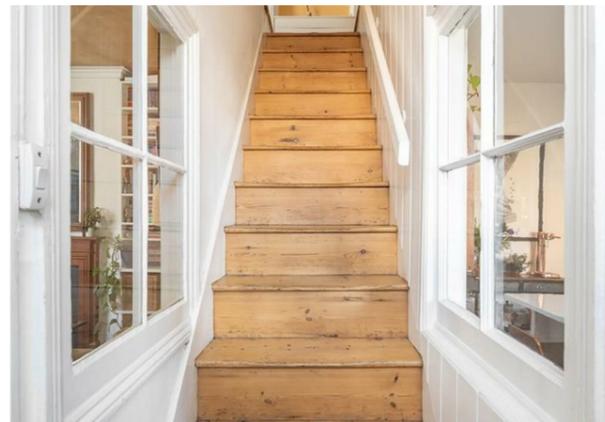
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**Reception**  
13'1" x 13'5"

**Kitchen**  
10'5" x 13'5"

**Pantry**

**Bathroom**  
9'2" x 10'2"

**Conservatory**  
8'4" x 8'4"

**Bedroom**  
13'0" x 13'5"

**Storage**

**Bedroom**  
10'5" x 10'5"

**Bedroom**  
9'4" x 6'6"/164'0"

**Garden**  
32'6" x 14'5"



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