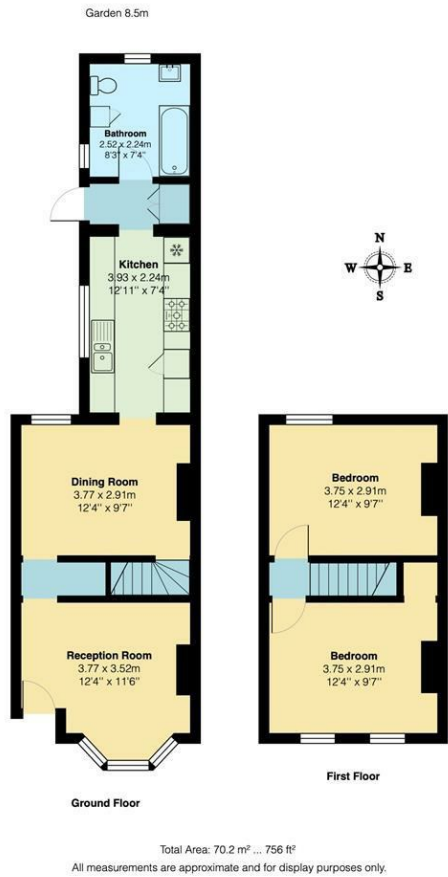




Reception Room
12'4" x 11'6"

Dining Room
12'4" x 9'6"

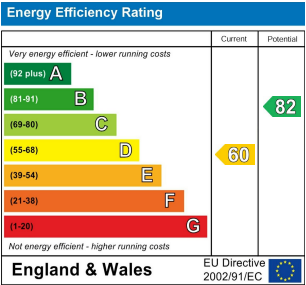
Kitchen
12'10" x 7'4"

Bathroom
8'3" x 7'4"

Bedroom
12'3" x 9'6"

Bedroom
12'3" x 9'6"

Garden
27'10"



BROOKSCROFT ROAD, WALTHAMSTOW

Offers In Excess Of £550,000 Freehold
2 Bed House - Mid Terrace



Features:

- Two Bedrooms
- Victorian Terraced Freehold Property
- Approx. 756 Square Feet
- Private Garden
- Quiet Residential Location
- Close proximity to Epping Forest
- Brick Fronted

A characterful two bedroom Victorian terrace in a quiet residential pocket of Walthamstow, with a private rear garden and Epping Forest close by. Behind its traditional brick frontage, the house has been thoughtfully presented, pairing original floorboards and period details with soft, contemporary colour choices.

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IF YOU LIVED HERE...

The ground floor begins with a bright, bay-fronted reception room, where painted floorboards, built-in shelving and a fireplace give the space plenty of character. From here, the layout continues through to a second reception room, currently arranged as a dining space. Timber floorboards run underfoot, with patterned wallpaper adding warmth and a large side window bringing in natural light. Beyond, the separate kitchen is finished with white cabinetry, timber worktops and patterned tiled detailing, with windows along the side keeping things bright. A small lobby at the rear provides useful storage and leads through to the bathroom, where large-format grey tiling is paired with deep blue cabinetry, brass fittings, underfloor heating and a bath with shower above. The private garden is accessed separately from the rear lobby and offers a secluded outdoor space, with established planting around the edges and a paved seating area towards the far end. Upstairs, there are two bedrooms arranged either side of the staircase. Both have timber floorboards and gentle, muted

colours, with the front bedroom spanning the width of the house and the rear bedroom overlooking the garden. Altogether, the house extends to approximately 756 square feet, with a layout that retains the familiar proportions and character of its Victorian origins.

What else?...

- Epping Forest is close by, putting miles of woodland, walking routes and open green space within easy reach.
- Wood Street is nearby for Overground services as well as a growing collection of independent places to eat and shop, including Chocolate Bakery.
- Lloyd Park is also within easy reach, home to the William Morris Gallery, gardens and plenty of open space.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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