







Browns Road, Walthamstow, London

A well-presented turn key three-bedroom house arranged over three floors, offering well-proportioned and versatile accommodation throughout. The property is in good condition and would be well suited to family living.

The main reception room is a good size, providing comfortable living and entertaining space with plenty of scope for a range of furniture arrangements. The kitchen is well proportioned and allows sufficient space for dining, creating a practical and sociable area for everyday family life and entertaining. The fact that these spaces are raised up from street level provides sweeping views from the striking bay window, and also gives these living spaces an enviable privacy and calm.

The three bedrooms are arranged over the upper floor, providing good separation between the living and sleeping accommodation. There is also potential further to enhance the property by extending into the loft, which is unusually large for the area.

The lower-ground floor benefits from an integral garage, providing secure parking and useful storage space. The garage also offers potential for conversion into additional usable accommodation. The current owners have worked with an architect to develop initial concepts to convert this already spacious house into a stylish four-storey

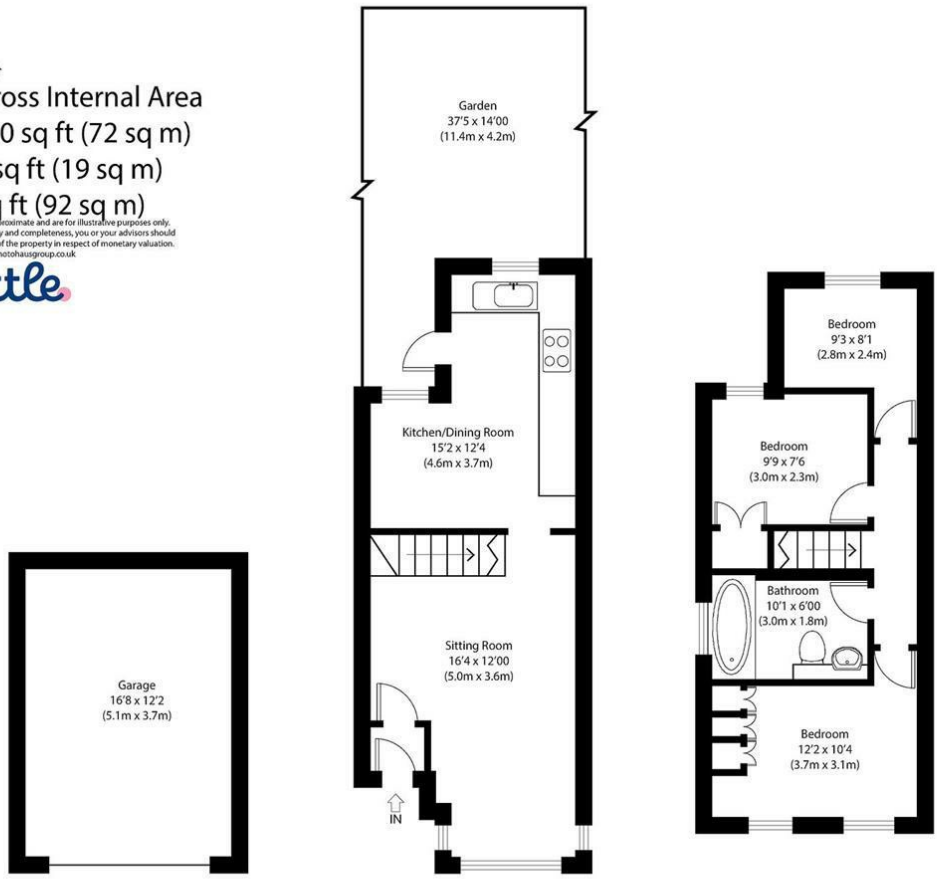
£750,000

- Three Bedroom Family House
- Private Rear Garden
- Separate Kitchen/Dining Area
- 0.4 miles to Walthamstow Central
- Close Proximity To Walthamstow Village
- Close Proximity To Lloyd Park
- Integral Garage
- EPC Band - D
- Council Tax Band - D
- 985 Sq Ft - 92 Sq M

Approximate Gross Internal Area
Main House 780 sq ft (72 sq m)
Garage 205 sq ft (19 sq m)
Total 985 sq ft (92 sq m)

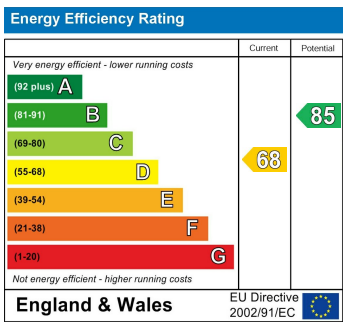
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.
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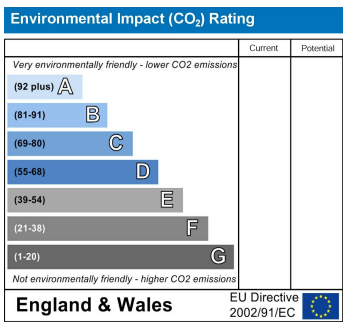
Settle



First Floor

Second Floor





187 Hoe Street, Walthamstow, London, E17 3AP
Tel: 0208 124 2522 Email: info@settleeast.co.uk