
CHURCHILL
estates





Brookfield Avenue, Walthamstow

Guide Price £975,000

Bedrooms: 4 | **Receptions:** 2 | **Bathrooms:** 2

Tenure: Freehold

Floor Area: 1296.00 sq ft

Local Authority: Waltham Forest

Council Tax Band: D

- Extended four bedroom Victorian Terrace
- West facing rear garden
- Wood Street/ Walthamstow Village border
- Period features
- Four piece bathroom suite with free standing bath & walk in shower
- Thoughtfully loft converted









Guide price £975,000 - £1,050,000

Bursting with character and charm, this beautifully presented four bedroom Victorian terrace is perfectly positioned between Walthamstow Village and Wood Street.
Behind its traditional brick frontage, the house has been thoughtfully extended and carefully maintained, combining a wealth of original Victorian features and ambience with the practicality of modern family life.

This loved home is full of wonderful Victorian features, including sash windows throughout, beautiful bay windows to both the ground and first floors, original floorboards, high ornate ceilings, cast-iron fireplaces and plantation shutters. Together with the modern improvements these features compliment each other beautifully, giving the house a real sense of warmth and individuality.
The ground floor flows effortlessly, with a through lounge diner leading into the extended kitchen dining space at the rear, a sociable arrangement that works equally well for both family life and entertaining. There are four bedrooms across the upper floors, with two forming part of the thoughtfully converted loft space. The first-floor main bedroom enjoys some lovely period features, including a Victorian bay window, cast-iron fireplace and plantation shutters. Also on this floor is a beautifully designed and finished four piece family bathroom, complete with a freestanding bath and separate walk-in shower, alongside a further bedroom.
Above, the main loft bedroom has its own en-suite and a striking floor-to-ceiling sash window, creating a bright and private space at the top of the house — the perfect spot to perch yourself with a laptop and work from home.
To the rear, the west-facing garden enjoys sunshine throughout much of the day, particularly during the summer months, providing an inviting outdoor space for relaxing, entertaining and enjoying the evening sun.

Then there's the location. Nestled between Walthamstow Village and Wood Street ,you're spoilt for choice. Walthamstow Village with its quirky independant shops, restaurants and bars, is just minutes away, while Wood Street offers its own unique feel, with a collection of cafés, eateries and independent shops alongside Weaver Line station providing services towards Liverpool Street. Walthamstow Central and the Victoria line are also within easy reach if you prefer to get the steps in.

For families, the area is particularly well served by popular primary schools, including Outstanding-rated St Mary's, Sybourn Primary and The Woodside Primary Academy, subject to individual admissions criteria and catchment areas.

So in short here's an amazing opportunity to own a beautiful, characterful Victorian home that combines its many original features with a carefully considered modern finish, right in the heart of everything that makes Walthamstow so special.

If you would like to discuss any further information regarding this property or too organise a viewing, do not hesitate to get in touch with one or our friendly experienced sales team.








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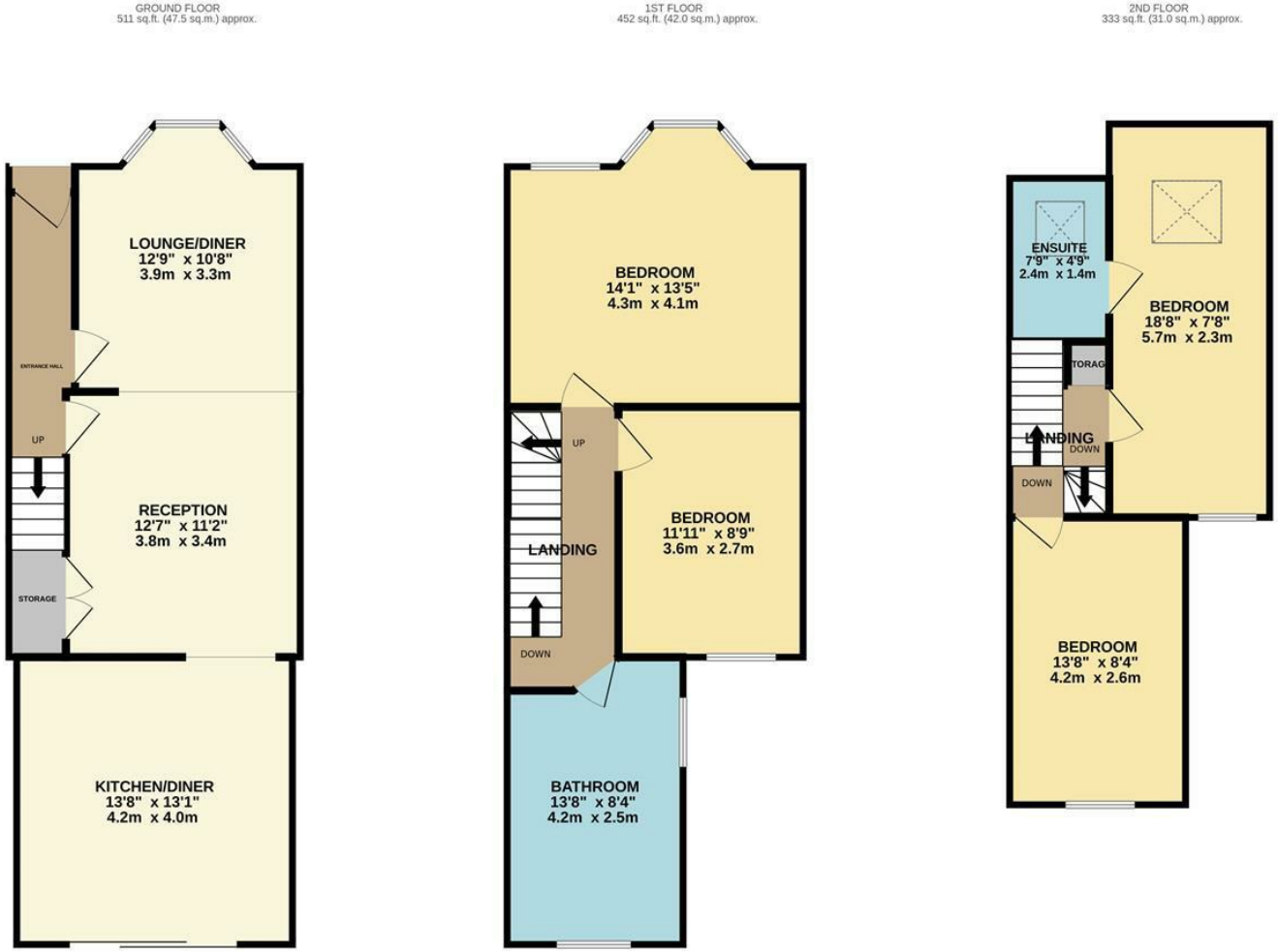












TOTAL FLOOR AREA : 1296 sq.ft. (120.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Email **walthamstow@wearechurchills.co.uk**

To view call **0208 503 6060**

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