



Reception Room
11'7" x 23'3"

Kitchen / Diner
14'4" x 14'10"

WC

Bedroom
15'1" x 11'7"

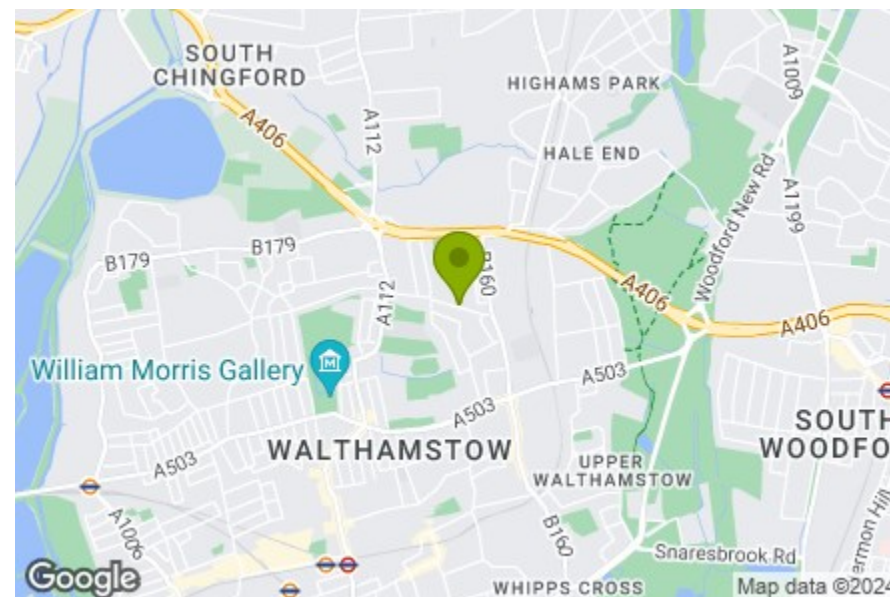
Bedroom
9'6" x 11'6"

Bathroom
9'1" x 11'1"

Bedroom
13'3" x 9'10"

Bedroom
7'10" x 7'2"

Garden
approx. 15'8" x 37'8"



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



BROOKSCROFT ROAD, WALTHAMSTOW Offers In Excess Of £750,000 Freehold 4 Bed House - Mid Terrace



Features:

- Four Bedrooms
- Victorian Mid Terrace House
- Arranged Over Three Floors
- Large Kitchen Diner
- Private Rear Garden
- First Floor Bathroom
- Walking Distance to Wood Street Station
- Close to Lloyd Park

A beautifully classic, lovingly developed four bedroom family home, with three storeys and garden behind that lovely vintage frontage. Brimming with charm and character throughout, you're also perfectly placed for Lloyd Park and Wood Street.

You're spoilt for choice when it comes to open green spaces. Not only are the landscaped gardens and green spaces of Lloyd Park just a half mile away on foot, but you can be tramping through the wilds of Epping Forest less than twenty minutes after stepping out your front door.

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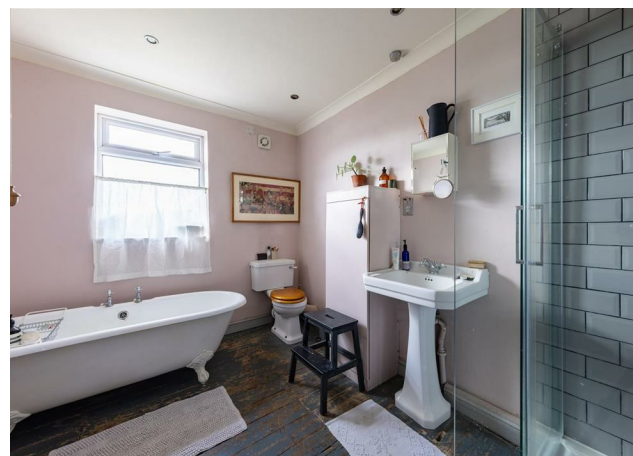
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IF YOU LIVED HERE...

You'll step past that covetable facade to find your charming 250 square foot lounge on your right. Original timber floorboards flow underfoot, that bay window floods the space with natural light and there's a vintage woodburner sat on a marbled plinth, stovepipe snaking up to the ceiling in classic fashion. Just a beautifully stylish and substantial space for the whole family.

Next door your skylit kitchen brims with its own vintage charm, forest green cabinets with brass fittings run down one flank, home to dark quartz worktops and a classic chef's oven. Smoky grey letterboxes flow underfoot and there's more than enough space for dining and reclining alike. Step out into your garden for an extravagant length of lawn backing onto nothing but football pitches for utter seclusion and clear skylines.

Upstairs your principal bedroom's a handsome 170 square footer, with a handy rank of integrated floor to ceiling storage and more of those vintage timber floorboards underfoot. Bedroom two's another double, similarly styled, while your family bathroom to the rear is a real boutique treat with oversized rainfall shower tiled in smoky grey, and a freestanding tub against soft pink walls.

Finally your loft conversion adds two more bedrooms, each with elevated views.

Outside and, as noted, it's just a half mile on foot for our beloved green gem of Lloyd Park. Here you'll find cafes, courts, an outdoor gym, a thriving Saturday farmers market and all manner of sports clubs and classes. Waltham Forest Feel Good Centre is also within easy reach, for a huge range of multi million pound sports facilities including an Olympic Pool, spa and trampoline park. Whatever your sport of choice, you're all catered for here.

WHAT ELSE?

- Wood Street overground station is a twenty minute walk or five minute bike ride, and will get you directly to Liverpool Street in twenty minutes. Alternatively, ride one stop for Walthamstow Central and the Victoria line.
- Local schools are literally 'Outstanding', with three primaries and one secondary so ranked by Ofsted, all less than a mile away on foot.
- For your new local check out The Dog & Duck, five minutes round the corner. It's a fine, family friendly gastropub with a beer garden full of beach huts and a fine line in sourdough pizzas.



A WORD FROM THE OWNER...

"It's an absolute pleasure living at this spot on Brookcroft Road. We were new to Walthamstow and found Chapel end to be so welcoming and friendly. We are moments from Lloyd Park - The William Morris Gallery and the Feel good leisure centre and walking distance from the excellent Wood Street - with its historic indoor market, Dudley's, Make do and Wonder, Chocolatine, Second Nature organic shop and Wood Street Bakery. If you need some fresh air the entrance to Epping Forest - with routes leading out to High Beech for the intrepid - is but a walk away. And there are two lovely family run cafés (The Galley and Ruttle & Rowe) on your way home."

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