



Brookscroft Road, Walthamstow, E17 4JR

GUIDE PRICE
£650,000

 **Coultons**

PROPERTY SUMMARY

Tastefully decorated and finished to a high standard is the amazing newly refurbished end of terraced period house. The property benefits from three double bedrooms, a through lounge, a contemporary fitted kitchen with integrated appliances, a modern fitted first floor bathroom and a rear garden which is approximately 55ft in length which has a paved patio and lawn area. Further benefits include double glazing, gas central heating, wooden floors to the ground floor, fitted carpets to the stairs, landing and bedrooms, tiled flooring to the kitchen and bathroom, and designer radiators throughout.

Brookscroft Road is a quiet residential turning off Fulbourne Road in the trendy and desirable area of Walthamstow. The property is within easy reach of local amenities as well as excellent public transport links which includes Wood Street Overground Station, Walthamstow Central Over and Underground Station, giving you direct access into Liverpool Street and the Victoria Line (Zone 3). There are also plenty of bus routes and for those who drive the A406 North Circular Road is nearby. Walthamstow has a vast array of shopping areas including its famous market, shopping mall and Walthamstow Village.

The property is being sold on a chain free basis and must be viewed to be fully appreciated.

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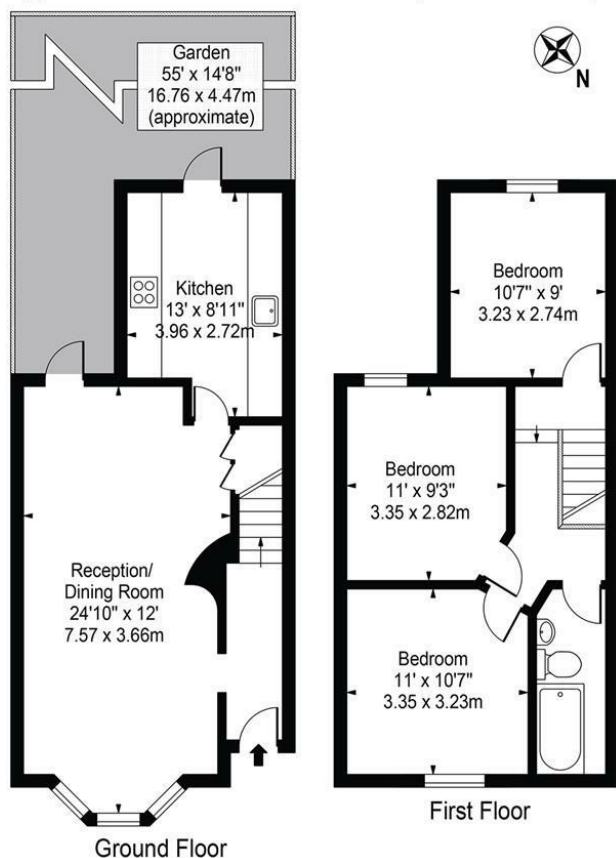








Brookcroft Road, E17
 Approx. Gross Internal Area 882 Sq Ft - 81.94 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
 Waltham Forest

TENURE
 Freehold

COUNCIL TAX BAND
 C

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) A			90
(81-81) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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