

CLARENDON ROAD, WALTHAMSTOW Offers In Excess Of £900,000 Freehold 3 Bed House

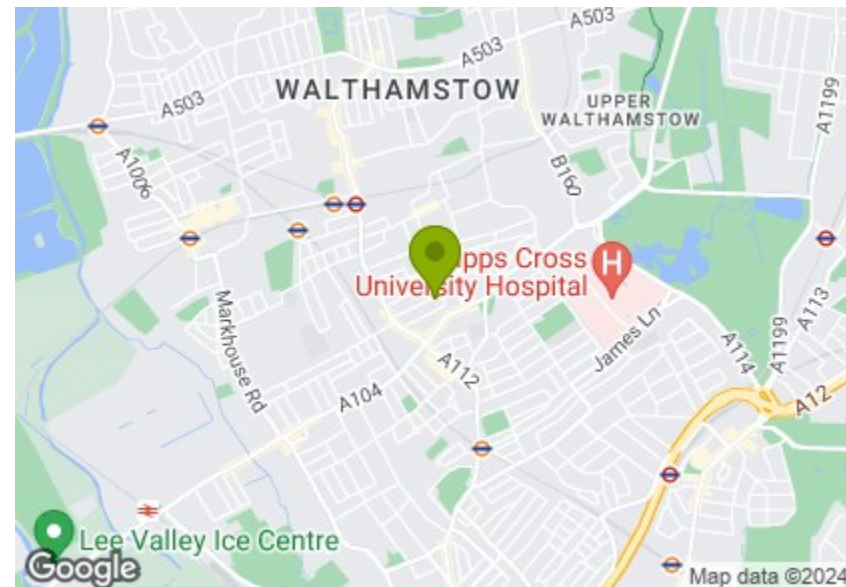


Features:

- Three Bedroom House
- New Build
- Laid Out Over Three Floors
- Walthamstow Village Location
- 10 Year Warranty
- Heatpump
- Luxury Fittings
- Chain Free

A beautifully realised three bedroom, three bathroom family home. Luxuriously laid out over three flawless floors, full of stylish flourishes and with a peaceful garden space. All sat on a serene street in the heart of Walthamstow Village.

Move in ready and chain free, your new home has a ten year warranty for your peace of mind. You also have an aresource heatpump, eco friendly and can save you a substantial amount on your energy bills.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	

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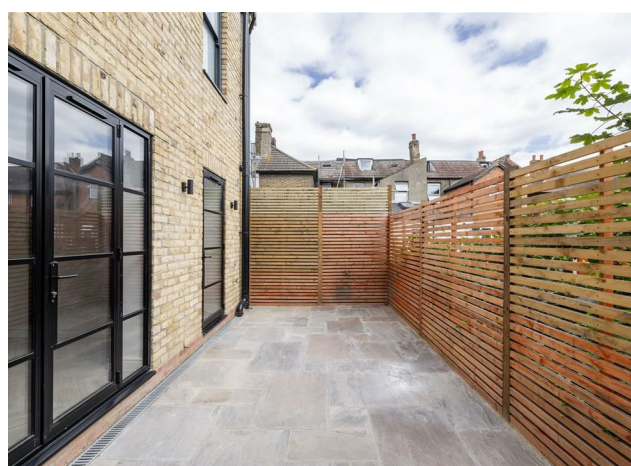
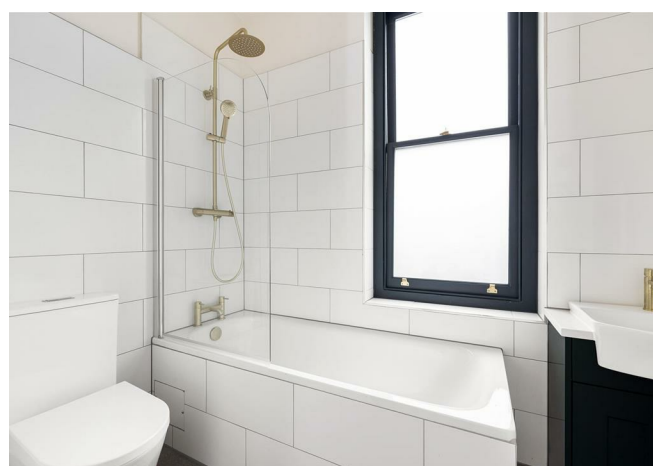
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IF YOU LIVED HERE...

Step inside for covetable herringbone blonde engineered wood leading you through your airy hall. To your right you have that vast 270 square foot open plan kitchen and reception room. Dreamily dual aspect from a large bay to the front and gorgeous grey trimmed patio doors to the rear, it's all flooded with natural light. Your kitchen is marked out by forest green cabinets, topped with opulent gold toned fixtures and dazzling white marble worktops and splashback. Your kitchen island is similarly styled. On a sunny day you can throw back those patio doors and step out to your serene garden space, with high wooden fencing and pristine paving. The perfect place to unwind.

Up the stylish black timber stairs with a contrasting run of chic cream carpeting, for your 140 square foot front bedroom. Finished in enchanting deep emerald green, carpeted in soft grey and home to a chrome vintage style feature radiator. Your first en suite is fully tiled in pristine white, with heritage star print tiling underfoot, gold toned fixtures and a standalone rainfall shower. Your second sleeper is a versatile 87 square feet and would make an impressive guest room, child's bedroom or a large home office. Your family bathroom features a deep square tub, rainfall shower and indigo vanity unit.

On the second floor you have your impressive 270 square foot luxurious loft suite. This serene sanctuary is finished in dreamy deep indigo, giving way to crisp white on the ceiling and soft cream carpeting underfoot. Beautifully bright and dual aspect, two

large skylights and a large triple window washes the room in light. Ceilings are blissfully high for a loft suite, due to the artfully designed dormer conversion. Finally, your third bathroom completes things in true boutique style, with box fresh white suite, another dazzling glass doored stand alone shower and with yet more opulent gold toned fixtures and fittings.

You're perfectly placed in the heart of Walthamstow Village for the very best our borough has to offer. Orford Road is just a nine minute walk away, a line up of independent boutiques, restaurants, delis and bars lining the pretty pedestrian street. In the summer it's the perfect place to dine al fresco with friends, as tables and chairs fill the street. For even more dining options you're an enviable six minute stroll from Hoe Street and the ever evolving array of amenities, dining options, tempting delis and independent artisan outlets, such as Gnarly Vines, a must for wine lovers.

WHAT ELSE?

- For venturing further afield Walthamstow Central is sixteen minutes away on foot or a mere three minute cycle. From here the Victoria Line will speed you to the heart of the West End in just twenty minutes.

- Your morning latte is just a three minute stroll away, at the independent Hucks coffee shop, that serves up artisan coffee in a relaxed and bohemian atmosphere, with a live music studio space on site too for music lovers.

- Parents will be happy to know you have eight Ofsted rated 'Outstanding' schools all less than a mile on foot.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER

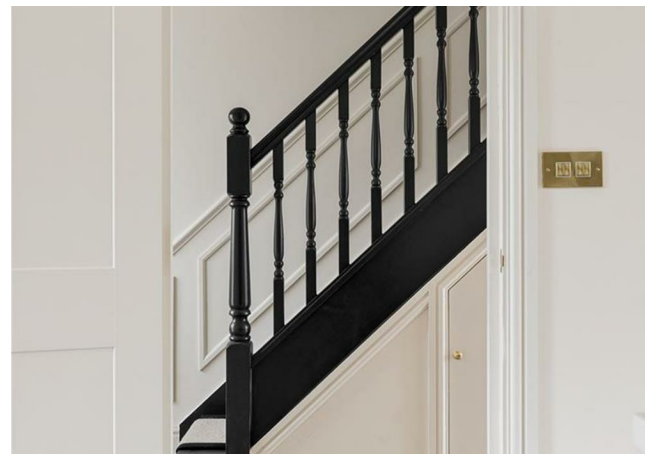
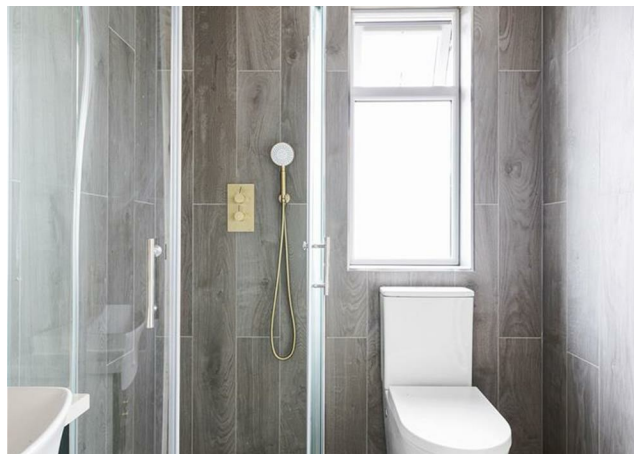
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Kitchen/Reception Room

12'5" x 21'10"

WC

Bedroom

13'0" x 10'10"

Ensuite

5'10" x 4'9"

Bedroom

10'7" x 8'2"

Bathroom

8'3" x 4'11"

Bedroom

16'0" x 17'0"

Eaves Storage

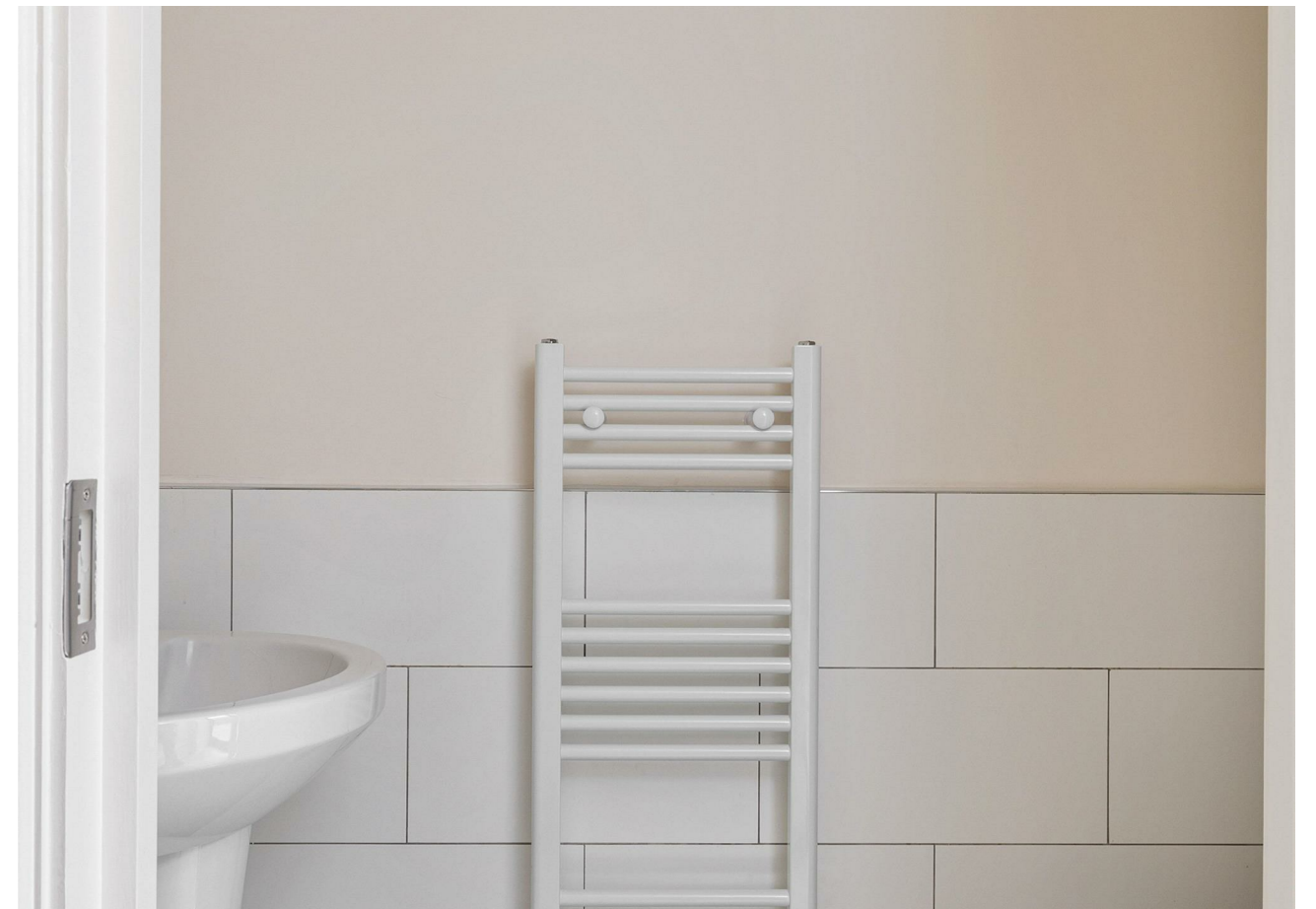
Shower Room

5'10" x 5'6"

Garden

21'2" x 9'9"

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