



- Reception Room 10'10" x 12'9"
- Reception Room 11'2" x 10'11"
- Hallway 2'11" x 16'2"
- Kitchen 8'4" x 5'3"
- Bathroom 8'2" x 4'7"
- WC
- Bedroom 8'1" x 8'0"
- Bedroom 8'7" x 11'0"
- Bedroom 14'2" x 10'9"
- Garden 44'3" x 14'9"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	89
(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



## CLAREMONT ROAD, WALTHAMSTOW

### Offers In Excess Of £625,000 Freehold 3 Bed House



#### Features:

- Victorian Terrace
- Three Bedrooms
- Two Receptions
- No Chain
- In Need of Some Modernisation
- Ground Floor Bathroom
- Rear Garden
- Potential to Extend Subject to Planning and Other Consents.

This Victorian terrace presents an exciting opportunity for those keen to shape a home to their own style. Offering three bedrooms and two reception rooms, the interiors provide generous proportions and a versatile layout. A ground floor bathroom adds to the existing arrangement, while the south-facing rear garden is a real highlight, offering plenty of space to enjoy and potential to landscape. There is clear potential to extend at the rear and to convert the loft space, subject to planning and other necessary consents. The property is offered with no onward chain, making for a straightforward purchase. Requiring some modernisation, it provides an excellent chance to reimagine and update, blending period character with contemporary living in a way that suits individual vision.

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**IF YOU LIVED HERE...**

The property showcases enduring period character, with its decorative brickwork, arched doorway and bold red front door lending individuality to the façade. Set within a traditional row, the frontage retains its original charm and creates a welcoming first impression.

Inside, the hallway leads to a pair of reception rooms, with decorative ceiling detail adding a touch of character above the staircase. The bay-fronted reception is filled with natural light, its generous dimensions offering scope to style as a comfortable living area or an elegant entertaining space. To the rear, a further reception looks out towards the garden and serves as a versatile second sitting room or dining space. The kitchen, positioned just beyond, is bright and enjoys direct access to the outside space. A ground floor bathroom, tiled and fitted with a bath, completes this level and provides additional flexibility.

The south-facing garden combines paved and lawned areas, with mature trees providing privacy and the opportunity to create a tranquil retreat.

Upstairs, the landing connects three bedrooms and a separate WC. The main bedroom spans the width of the property and enjoys twin windows to the front, while the remaining bedrooms

are thoughtfully sized and benefit from leafy rear views. Together, they present excellent potential to tailor the space to individual needs.

The neighbourhood surrounding this home offers a vibrant mix of green spaces, culture, and community favourites. Just a short stroll away, The Italian Bakery is a local gem for fresh breads and pastries, while Café RODI provides a relaxed spot for coffee and light bites. Those who enjoy the outdoors will appreciate nearby Lloyd Park, home to the William Morris Gallery as well as a playground, tennis courts and a popular weekend market. Walthamstow Wetlands adds further opportunities to explore nature with its expansive walking trails and wildlife. Evenings can be spent at Big Penny Social, part of the lively Walthamstow beer mile, or at the welcoming Dog & Duck. Families benefit from excellent schooling, with Hillyfield Primary only a four-minute walk.

**WHAT ELSE?**

Blackhorse Road Station is around a fifteen-minute walk, providing both Victoria Line and Overground services for swift connections across London. The area is also well served by numerous bus routes, linking the neighbourhood with surrounding areas such as Walthamstow Central, Leyton, Tottenham and Stratford.



**A WORD FROM THE EXPERT...**

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all."

WILLIAM JACKSON  
E17 ASSISTANT MANAGER

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