



CLARENCE ROAD, WALTHAMSTOW

£2,200 Per Calendar Month
3 Bed House - Mid Terrace



Features:

- Available December
- Three Double Bedrooms
- Large Through Lounge
- Spacious Kitchen
- Utility Area
- Neutral Decor
- Large Garden
- Quiet Residential Street

This bright and spacious three-bedroom terrace home showcases a fantastic blend of period features and modern updates. As well as having a large kitchen and contemporary bathroom, there's also a sizeable garden at the rear.

Blackhorse Road tube station is around ten minutes away, putting you half an hour from central London door to door, but you've got plenty of action going on in your local neighbourhood, including fantastic bars and eateries that pop up in the national press on a regular basis.

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IF YOU LIVED HERE...

From the day you move in, you'll appreciate the smart decor and the original features such as the traditional fireplace, giving you a fantastic base when adding your own touches.

The bathroom and kitchen are modern and spacious, as are the bedrooms, while the generous windows throughout allow plenty of natural light into the home. The garden at the rear is an excellent size, and there's a fantastic sense of seclusion thanks to the surrounding foliage.

Beyond your front yard, you're in a great spot for exploring this exciting part of E17. As well as being a hub for coffee shops, bars and eateries, there's an abundance of green space; Walthamstow Wetland, Marshes, Lloyd Park and Higham Hill Park are a 10-15 minute stroll away (or a quicker cycle).

A similar distance away, you'll also find the much-lauded veg-friendly SlowBurn, which was recently named one of the Guardian's essential restaurants to 'try right now', so you'll want to book.

Other places to add to your list include the community-centred bouldering studio Yonder, the warehouse-style microbrewery Truman's Social Club, the atmospheric coffee shop-cum-repair centre Armstrong Audio, and the creative studio Blackhorse Workshop, which runs a variety of brilliant classes. You're also a short hop from the Blackhorse Beer Mile, where you'll find some of East London's best craft beer breweries, bars and street food.



WHAT ELSE?

- Walthamstow Central is where you'll also find the nine-screen Empire Cinema, the mall Centre17 and the buzzing High Street (Europe's longest). There's not much you can't find there!
- Parents will be pleased to learn that you have numerous primary/secondaries nearby, all rated 'Good' or better by Ofsted.
- As well as all the breweries, you've got a great new local - Tavern on the Hill, a grand old pub given fresh life and the freshest craft beer by the folks from Wild Card Brewery. Stormzy recently popped in to sample ones of their famous roasts. You'll want to do the same.

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Reception Room
12'4" x 10'7"

Bedroom
13'10" x 10'4"

Reception Room
11'3" x 10'9"

Bedroom
10'9" x 8'9"

Kitchen
10'7" x 8'5"

Bedroom
10'4" x 8'9"

Bathroom
8'6" x 5'5"



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