



Clacton Road, London, E17

BUTLER & STAG



**Guide Price £775,000 - £800,000 -
Open Day 17th February 2024 - By
Appointment Only.**

Nestled on a serene tree-lined street in the sought-after locale of Walthamstow, this charming three-bedroom Victorian terrace house offers a blend of timeless elegance and contemporary convenience.



Freehold

- Victorian Mid Terraced Family Home
- Well Presented Throughout
- A Short Walk To St James Street Station & Local Amenities
- Three Bedrooms/Loft Room
- Modern Kitchen/Dining Area
- Close To Walthamstow Marshes Wetlands

Boasting original features throughout, the property welcomes residents with a through lounge adorned with wooden floors and adorned fireplaces, exuding warmth and character.

On the first floor, the residence hosts two generously sized double bedrooms ensuring privacy and comfort. The expansive bathroom, boasts a luxurious four-piece suite complete with a separate shower, catering to both functionality and indulgence. On the second floor you will find the third bedroom which could be used as the master or a large office room.

Enhancing the allure of the property is the meticulously maintained 30ft garden to the rear, providing an idyllic retreat for outdoor relaxation and entertainment. Additionally, the property benefits from its proximity to St James St station, a mere 5-minute stroll away, offering seamless access to Liverpool Street station within a swift 15-minute commute, facilitating effortless connectivity to central London.

Ideal for families, the residence is nestled within a tranquil neighborhood, boasting a quiet road ambiance complemented by the nearby St James Park, featuring two playgrounds, and the scenic Walthamstow Marshes, offering abundant recreational opportunities for residents of all ages. In summary, this delightful Victorian terrace house presents a rare opportunity to embrace quintessential London living amidst a harmonious blend of historic charm and modern convenience, promising a lifestyle of comfort, convenience, and serenity.





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Approx. Gross Internal Area 100.4 Sq M (1080.7 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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