

## Claremont Road, Walthamstow, London, E17

Offers In Excess Of £800,000

Freehold

FOR SALE

1 1 3

- Period terraced house
- 3 Bedroom
- Kitchen/diner
- Ground Floor WC
- Double Glazed & Gas Central Heating
- Blackhorse Road Tube Station: 0.6 mile
- Council tax band: C
- Rear garden: 28'0 x 14'0
- On street permit parking
- Internal: 1139 sq ft (106 sq m)

This stunning period terraced house offers three bedrooms and boasts an impressive curb appeal, having been finished to an exceptionally high standard throughout. Upon entering, you are greeted by a charming dusty pink hallway featuring a tiled floor that extends seamlessly across the entire ground level. This leads into a captivating, colour-drenched teal reception room, complete with a beautiful feature fireplace and an elegant bay window. All sash windows on this floor have been thoughtfully upgraded to double-glazing.

The rear of the property opens into a spacious and stylish open-plan kitchen/diner, a true highlight of the home, featuring a practical kitchen island and breakfast bar. An exposed brick wall adds character, complemented by strategically placed skylights that flood the space with natural light. This expansive area also comfortably accommodates a dining table, with bi-fold doors providing a seamless connection to the private garden, which offers a delightful mix of patio space, a lush lawn, and mature flowerbeds. A convenient ground-floor WC completes this level.

Ascending the stairs, the primary bedroom is generously proportioned, benefiting from two windows and integrated storage solutions. The family bathroom is a sleek and modern space, finished with stylish black tiling. Two further bedrooms are located on this floor, one of which also benefits from built-in storage.

Nestled in a highly desirable location, the property offers easy access to the green expanses of Higham Hill Park and the popular Lloyd Park, which is particularly vibrant on Saturdays with its bustling market and recently renovated children's playground. For those who appreciate local delights, the Walthamstow Beer Mile is practically on your doorstep, along with Slowburn, a local culinary favourite. Commuting is made easy with Blackhorse Road Tube Station located just 0.6 miles away.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to reception room, kitchen/diner & ground floor wc.

### Ground Floor WC

### Reception Room

23'10 x 10'10 (7.26m x 3.30m)  
Open to:

### Kitchen/diner

27'9 x 13'9 (8.46m x 4.19m)  
Bi-folding doors leading into rear garden.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

13'4 x 11'0 (4.06m x 3.35m)

### Bedroom Two

11'1 x 9'3 (3.38m x 2.82m)

### Bedroom Three

11'0 x 8'11 (3.35m x 2.72m)

### First Floor Bathroom

6'6 x 6'4 (1.98m x 1.93m)

### Rear Garden:

28'0 x 14'0 (8.53m x 4.27m)

### On Street Permit Parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C  
EPC rating: C (73)

### Notice:

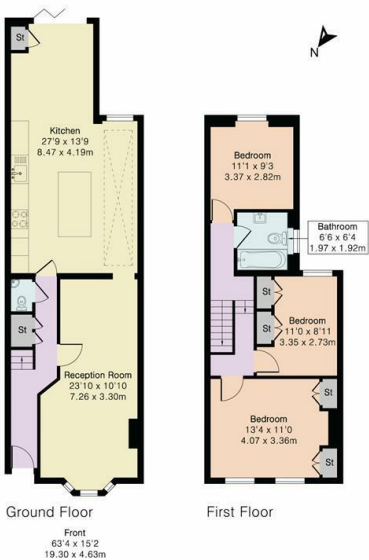
All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

We endeavour to make our sales particulars as accurate and reliable as possible, however, they do not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

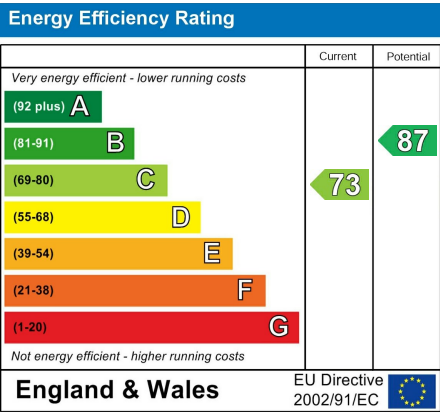
Approximate Gross Internal Area 1139 sq ft - 106 sq m  
Ground Floor Area 662 sq ft - 62 sq m  
First Floor Area 477 sq ft - 44 sq m  
Back Garden  
28'0 x 14'0  
8.53 x 4.54m



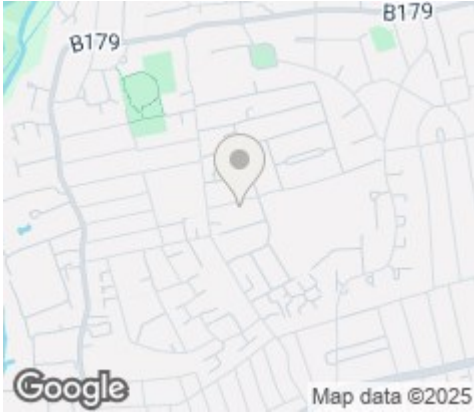
Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING



## LOCATION



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