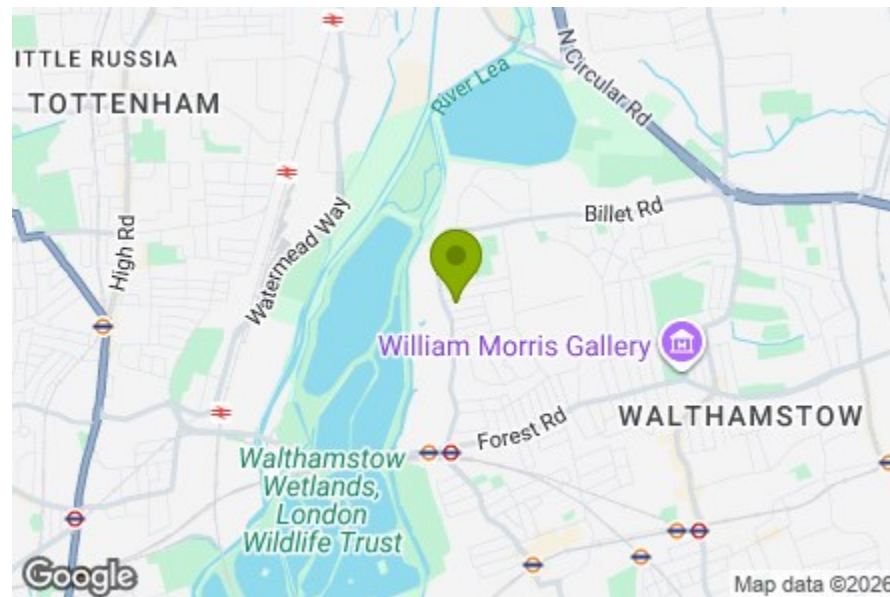




Total Area (Excluding Eaves Storage): 115.8 m² ... 1246 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Reception 10'5" x 11'9"
- Reception 11'1" x 11'9"
- WC
- Kitchen/Diner 10'11" x 19'8"
- Bedroom 13'9" x 11'1"
- Bedroom 8'6" x 11'1"
- Bathroom 8'2" x 9'6"
- Bedroom 13'1" x 13'9"
- Bathroom 7'2" x 3'11"
- Bedroom 7'10" x 9'6"
- Garden 41'11" x 14'5"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CLARENCE ROAD, WALTHAMSTOW

Offers In Excess Of £850,000 Freehold
4 Bed House - Terraced



Features:

- Four Bedrooms
- Victorian Mid Terrace House
- Arranged Over Three Floors
- Well Presented Throughout
- Extended Kitchen Diner
- Large Private Garden
- Close to Walthamstow Wetlands
- Walking Distance to Blackhorse Lane Station

A beautifully presented four bedroom Victorian mid terrace house arranged over three floors, with a large private garden and an extended kitchen diner. Tucked away on a residential street close to Walthamstow Wetlands and within walking distance of Blackhorse Road station, this is a home that offers generous living space alongside excellent access to green space, independent cafés and swift transport connections across London.

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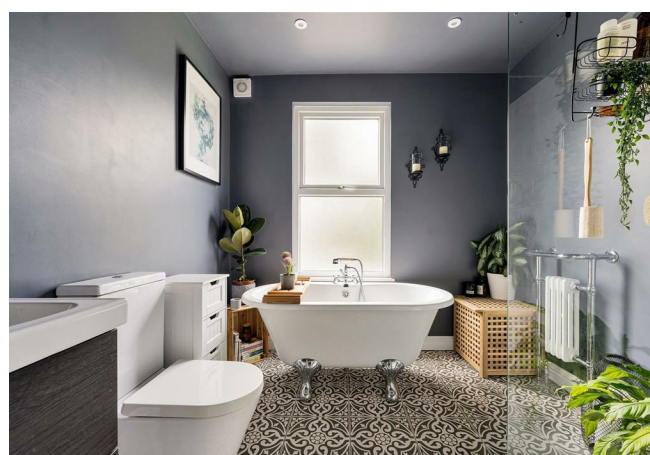
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IF YOU LIVED HERE...

Step inside and a bright hallway leads into a generous through lounge, where original timber floorboards run underfoot and a bay window fills the front section with natural light. The space flows effortlessly from living to dining areas, creating a sociable setting that works equally well for everyday life and entertaining. Exposed brickwork adds character, while the proportions allow plenty of flexibility in how the space is arranged.

Beyond, the extended kitchen diner forms the heart of the home. White cabinetry, wooden worktops and a generous run of preparation space provide practicality and warmth in equal measure. Large glazed doors and windows draw in natural light and frame views of the garden, creating an easy connection between indoors and out. A ground floor WC completes the layout.

On the first floor you'll find two well-proportioned bedrooms alongside the family bathroom. The principal bedroom spans the full width of the house and benefits from fitted storage, while the bathroom is finished with a freestanding bath, separate walk-in shower and a calm contemporary palette.

The upper floor provides two further bedrooms, one currently arranged as a home office, making this level particularly adaptable for growing families or those working from home. The bathroom on this floor serves both rooms, while outside the large private garden offers a generous lawn and patio area with plenty of room for outdoor dining, gardening and relaxing through the warmer months.

WHAT ELSE?

- Blackhorse Road station is within walking distance, offering Victoria line and Overground services for fast journeys into Central London and the City.
- Walthamstow Wetlands, London's largest urban wetland nature reserve, is close by and perfect for waterside walks, cycling and wildlife spotting.
- Nearby Blackhorse Lane has become one of Walthamstow's most exciting destinations, home to favourites including Signature Brew, Exale Brewing and a growing collection of independent cafés, breweries and eateries.



A WORD FROM THE OWNER...

"This has been a dream first family home! The Victoria line makes for an easy commute and we are also a direct Overground ride to Hampstead Heath. The buzzing Blackhorse Beer Mile, with its breweries and wineries, is on our doorstep, and Soho Theatre is a walk away. We have loved going for long walks in the nearby Wetlands and wandering the fab Saturday market at Lloyd Park. The area has a great selection of nurseries and schools, and the community is supportive, particularly the helpful street Whatsapp group. This house has offered ample space for our growing family. The loft conversion has given us room to have a home office while still having space for friends and family to visit in comfort, and the south facing garden has been lovely for hosting and for our kids to enjoy. We will miss it immensely!"

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