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Clarendon Road, Walthamstow

Offers In Excess Of
£1,150,000

Tenure : Freehold

Floor Area : 2007.00 sq ft

Local Authority : Waltham Forest

Council Tax Band : D

Bedrooms : 4

Receptions : 2

Bathrooms : 2



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC

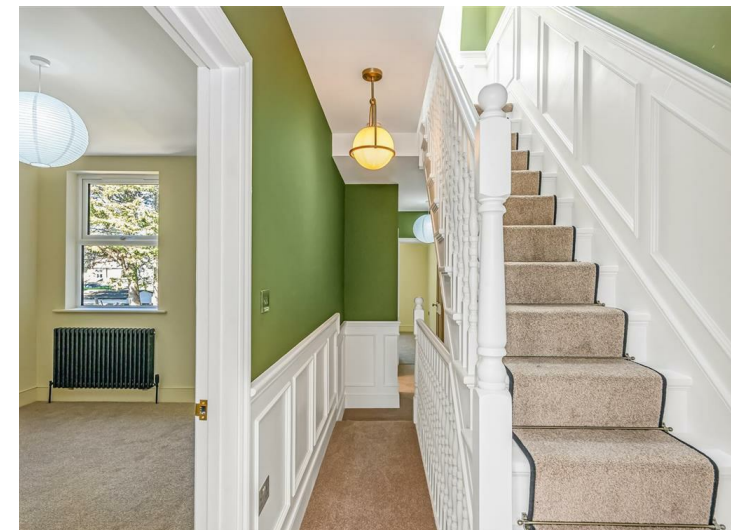


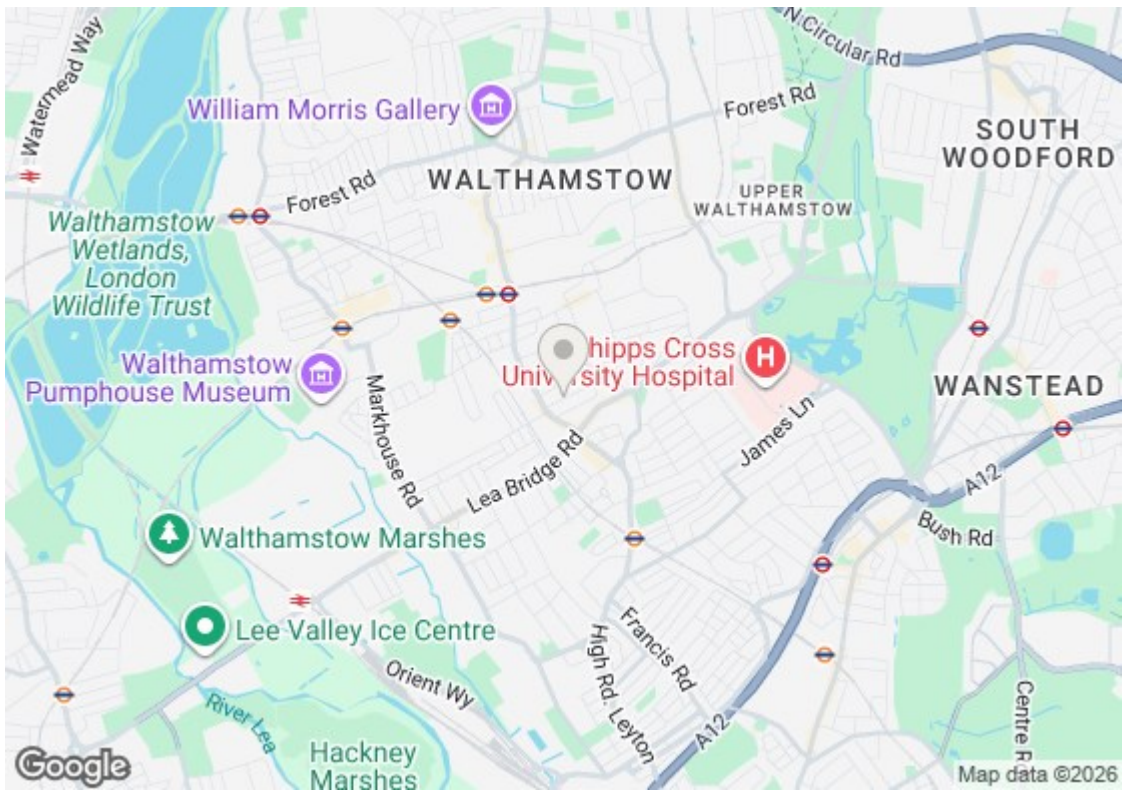
OIEO £1,150,000. Situated on the edge of the Village, this beautifully extended and refurbished Victorian end-of-terrace home is presented in exceptional condition throughout. Thoughtfully designed, this charming home offers generous living space arranged over three floors.

The ground floor features a welcoming entrance hall leading to a 26ft through lounge with an original fireplace. Also off the hallway are a convenient cloakroom/WC and a utility cupboard. To the rear, a stunning 29ft kitchen/diner opens onto a landscaped garden with side access. At the end of the garden, there is a spacious outbuilding ideal for an office/gym, complete with a fitted kitchen and cloakroom/WC.

On the first floor, there are three well-proportioned double bedrooms and a stylish four-piece family bathroom. The top floor is dedicated to an impressive master suite, comprising a 21ft bedroom with a Juliet balcony, a dressing room with built-in wardrobes, and a luxurious four-piece en-suite bathroom.

This outstanding home is ideally located, just a short walk from the Village and within easy reach of Walthamstow Central and Queens Road stations.







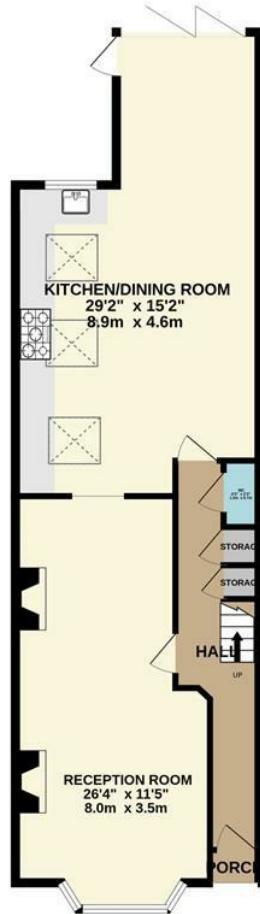
- Village borders
- Extended & refurbished
- Four double bedrooms
- Breathtaking 29ft Kitchen/diner
- Garden building with Kitchen & Cloakroom

- Victorian End of Terrace Home
- Stunning throughout
- Two four piece bathrooms
- Lovely through lounge with original fireplace
- Must be seen

CHURCHILL
estates



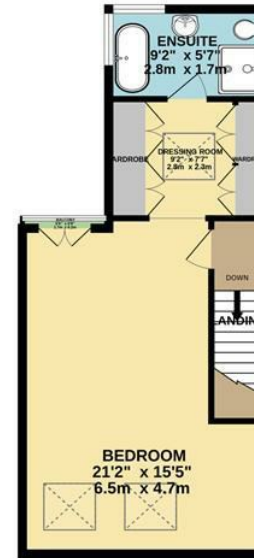
GROUND FLOOR
776 sq.ft. (72.3 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



2ND FLOOR
462 sq.ft. (43.0 sq.m.) approx.



GARDEN BUILDING
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA : 2007 sq.ft. (186.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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To view call **0208 503 6060**

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