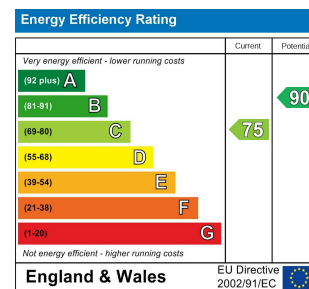




- Reception Room 10'10" x 12'2"
- Reception Room 13'11" x 10'8"
- Kitchen 13'5" x 8'1"
- Garden 15'1" x 27'6"
- Bedroom 14'2" x 12'2"
- Bedroom 9'0" x 10'8"
- Bathroom 2'36"10" x 8'2"
- Bedroom 12'7" x 11'3"
- Shower Room 6'4" x 4'9"
- Bedroom 7'3" x 8'7"



CLACTON ROAD, £3,250 Per Calendar Month 4 Bed House - Terraced



Features:

- Victorian Terraced House
- Four Bedrooms
- Two Bathrooms
- Period Features
- Through Lounge
- Original Floorboards
- Low Maintenance Garden
- Quiet Residential Street
- Close to St James St Station
- Family Oriented Area

This enviably located and immaculately restored four-bedroom Victorian terrace home comes complete with a converted loft, two bathrooms, a bright kitchen, two reception rooms and a spacious garden at the rear, while its prime location near E17's St James Street means you've got excellent transport links and amenities.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Beyond that classic frontage, your front reception is full of natural light thanks to the large bay windows. The neutral palette gives a feeling of calm, and original features such as the timber flooring and ceiling rose provide long-lasting period charm.

At the rear, you have another bright and brilliant reception room, perfect for a dining area. The kitchen is conveniently adjoining and offers plenty of storage, as well as access to the low maintenance rear garden, which has a sun trap patio at the rear.

Up on the first floor you'll find two bedrooms, both with the same spotless decor and soft carpeting underfoot. As for the bathroom, it's been beautifully finished, with stylish vertical tiling and smart fittings.

Up in the converted loft, you'll find two further bedrooms along with useful eaves storage and another bathroom, just as smart as the one below.

This whole part of E17 has boomed with youthful energy in recent years, with several independent business opening. At the heart there's the well established CRATE St James, an eclectic collection of ventures housed in eye-catching containers, but there's plenty of other perks on your doorstep, including excellent coffee shop Weirdough Bakery, tasty brunch spot The Curious Goat and bar/pizzeria True Craft. You're just a short hop from Blackhorse Beer Mile, featuring some of East London's most exciting craft beer breweries, bars and street food, such as Exale, Signature Brew and Big Penny Social.

Head the short distance to the High Street and you'll find Europe's longest market as well as the excellent Japanese restaurant Taro, which is housed in the old pie and mash shop (it's a listed space so you can still enjoy the old traditional features) and Forest Cinemas, amongst other perks.

Need to escape beyond Walthamstow? St James Street station is a few minutes on foot for quick access to Liverpool Street on the Overground, while Blackhorse Road and Walthamstow Central are both a bit further for the speedy Victoria line into the West End. You've also got Walthamstow Queen's Road nearby for the Suffragette Overground.



WHAT ELSE?

- Lloyd Park, Walthamstow Wetlands and St. James Park are all reachable on foot - so you'll never be far from nature.
- Fancy doing something a bit different? Situated in Walthamstow Pumphouse Museum - a six minute walk away, supperclub.tube offers an incredible dining experience in a refurbished tube carriage. Another great option for date night is Don Francisco Y La Luna - a much-loved neighbourhood tapas restaurant.
- Parents will be pleased to know you have plenty of popular primary/secondary schools in the area.

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