

Reception Room  
24'6" x 13'10"

kitchen/Diner  
16'6" x 8'5"

Bedroom  
13'10" x 9'3"

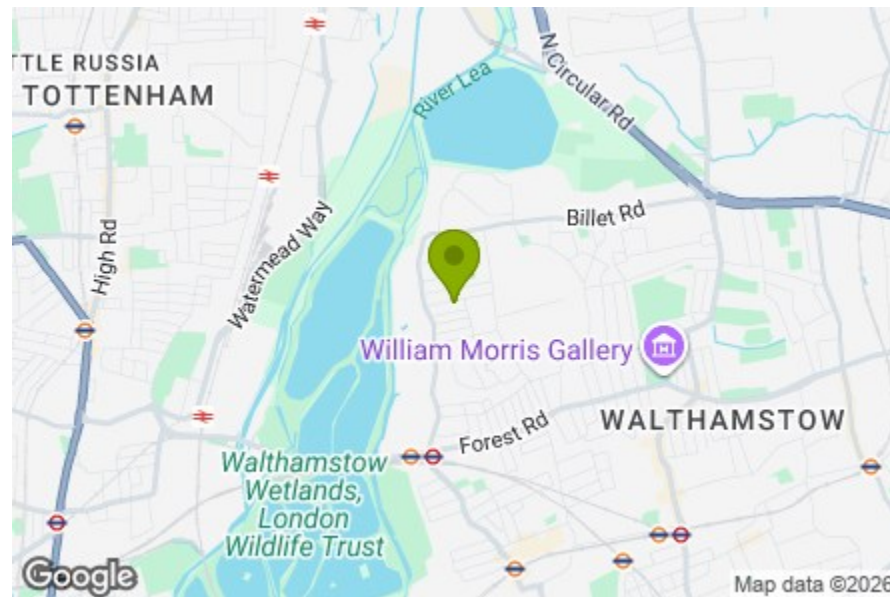
Bathroom  
8'5" x 5'2"

Bedroom  
8'5" x 7'2"

Bedroom  
10'0" x 8'6"

Garden Room  
12'2" x 12'2"

Total Area: 80.5 m<sup>2</sup> ... 867 ft<sup>2</sup> (excluding garden room 145 sq ft)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		74	
(55-68) D			
(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 £799,995 Freehold  
3 Bed House - Mid Terrace



### Features:

- Three Bedrooms
- Victorian Terrace House
- Beautifully Presented Throughout
- Architecturally Designed Garden Office With En Suite
- Potential to Extend (STPP)
- Kitchen Diner
- Walking Distance to Walthamstow Wetlands
- Close to Blackhorse Road Station

A beautifully presented three-bedroom Victorian terrace with an architecturally designed garden office, a kitchen diner and exciting potential to extend, subject to the usual consents. Thoughtfully arranged and highly adaptable, it offers a compelling balance of character, practicality and future possibility, with the garden office adding a particularly valuable extra dimension for work or creative use. Positioned within walking distance of Walthamstow Wetlands and close to Blackhorse Road Station, it brings together well-considered living space with excellent access to some of the area's most significant outdoor and transport links.

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#### IF YOU LIVED HERE...

An attractive brick frontage and striking arched doorway lend the house an immediate sense of charm before you step inside. Once indoors, the through reception unfolds with an easy elegance, its bay window, warm timber floorboards and soft neutral palette creating a room that feels both welcoming and quietly refined.

To the rear, the kitchen/diner shifts into a more contemporary mood, with crisp cabinetry, wooden worktops and plenty of natural light. Glazed doors draw the garden into view and strengthen the connection between inside and out, while the layout leaves ample space for dining as part of everyday life. Beyond, the south-facing garden is wonderfully inviting, with a broad deck leading down to a well-kept lawn framed by established planting for a notably leafy, private atmosphere. A stepping-stone path carries you down to the garden studio, and the side return also offers enticing scope to extend from the kitchen or reception, subject to the usual consents.

The garden studio is a real asset, finished in birch ply with a large picture window and skylight above, giving it a calm contemporary quality that feels equally suited to work, reading or hosting guests. Bespoke joinery adds a tailored touch, while the ensuite is neatly finished in crisp white tiling, adding an extra sense of comfort, independence and flexibility to the space.

Upstairs, the principal bedroom is generous and uplifting, with twin windows, painted floorboards, soft white tones and built-in storage. The remaining two bedrooms are peaceful, versatile rooms with good natural light and a gentle sense of ease. Completing the first floor is a contemporary bathroom, finished with crisp hexagonal tiling and a bath with overhead shower, giving the space a fresh, cohesive finish.

Life here places you within easy reach of a broad mix of local favourites and larger destinations. Blackhorse Workshop Café is close by for excellent coffee and a well-made brunch, set within the creative hub of Blackhorse Workshop itself. Big Penny Social, part of the Walthamstow Beer Mile, is close at hand, its vast indoor hall, rotating food traders and events programme making it a destination in its own right. You're also well placed for Renegade Urban Winery and Slowburn, the much-loved small plates restaurant at Blackhorse Lane Ateliers. Highams Hill Park is just a short stroll away for everyday green space, while further on, Lloyd Park offers a broader stretch of open ground alongside the William Morris Gallery, a standout playground, two cafés and its well-known weekend market. Walthamstow Wetlands is nearby too, with miles of walking routes and expansive open views.

#### WHAT ELSE?

Blackhorse Road Station is a 15-minute walk, putting the Victoria line and Overground



#### A WORD FROM THE OWNER...

"This house has been the perfect first home for us. You're moments from the Walthamstow Wetlands for open green space, with the bars and breweries of the industrial estate on your doorstep. We added a garden studio with its own bathroom – a separate, serene workspace that doubles up as guest accommodation when you need it. Excellent nurseries and schools nearby, a park and playground two minutes' walk away, and genuinely lovely neighbours on the street."

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