



0208 520 0033
enquiries@central-
estates.co.uk

179 Hoe Street
London
E17 3AP

central-estates.co.uk

Clarence Road Walthamstow E17 6AQ

Terraced Freehold House
OIEO £850,000





0.59 miles



2



Garden



4



Permit Parking



1

Offering fantastic kerb appeal, this four-bedroom mid terrace Victorian home is ideal for a growing family. The Current vendors have spent the last year extending and modernising the property throughout to create one of the best homes that we have seen for a while. The lounge to the front has original stripped wooden flooring, a cast iron fireplace, original covings, and the double-glazed sash windows are framed perfectly by the plantation shutters. Having extended to the rear and the side return, the current vendors have managed to create a ground floor cloakroom and a truly stunning 27ft kitchen/diner to the rear. The kitchen is fully fitted with integrated appliances and stone worksurfaces and the huge skylights and Crittall style doors to the rear bath the space with natural light. The first floor certainly doesn't disappoint with a large bedroom to the front, a second double bedroom just behind and a large and luxurious family bathroom to the rear. On the top floor you'll find a large master bedroom with an en-suite bathroom and the smaller fourth bedroom that is currently used as a dressing room. To the rear is a fantastic South facing rear garden that is a real sun trap and is perfect for hosting Summer BBQ's!

The location is great with Blackhorse Lane just around the corner which is currently part of a HUGE redevelopment programme and Blackhorse Road station is just over half a mile away. 'The Brew Mile' is a great place to hang out and a visit to the 'The Warrant Officer' pub that the Wild Card Brewery have just taken over on Higham Hill Road is always a great shout. School catchments are also brilliant with Hillyfield Primary being just 0.2 miles away and makes this a fantastic family home.

Features

- Approx. 1355 Sq. Ft.
- Four Bedrooms
- Two Bathrooms
- Amazing Kitchen/Diner
- Original Features
- South Facing Garden
- Close to Tube

EPC Ratings

Energy Efficiency Rating

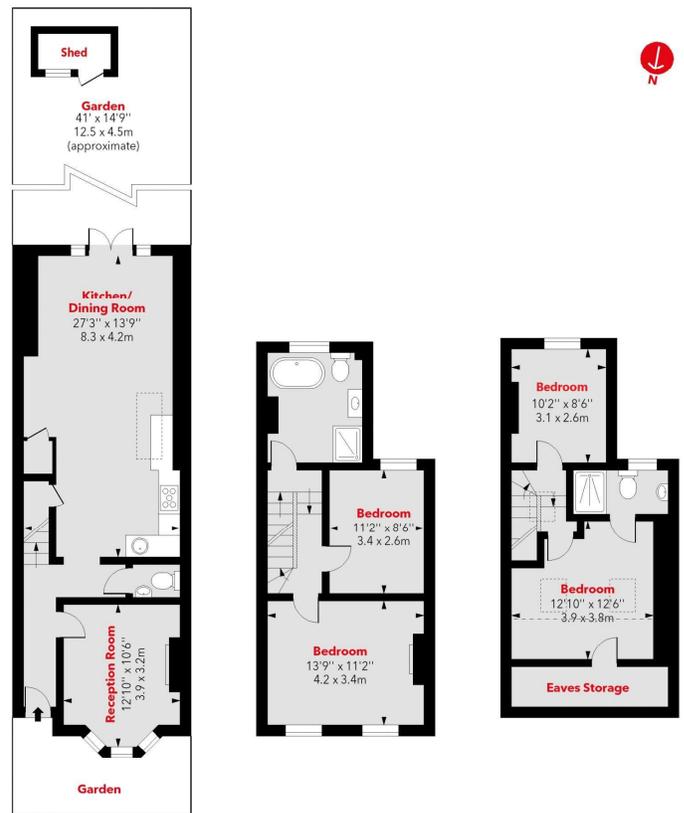
64

Floor Plans



Clarence Road, E17

Approx. Gross Internal Area 1304 Sq Ft - 121.12 Sq M (Excluding Eaves Storage)
 Approx. Gross Internal Area 1355 Sq Ft - 125.85 Sq M (Including Eaves Storage)



Ground Floor

First Floor

Second Floor

Floor Area 575 Sq Ft - 53.41 Sq M | Floor Area 413 Sq Ft - 38.36 Sq M | Floor Area 316 Sq Ft - 29.35 Sq M

Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

lpaplus.com