



## CLACTON ROAD, WALTHAMSTOW

### Offers In Excess Of £600,000 Freehold 3 Bed House - Terraced



#### Features:

- Three Bedrooms
- Victorian Terraced
- Chain-free
- Short walk to St James Street Station
- Potential to extend (stpp)
- Easy Access to Walthamstow Wetlands

Occupying a peaceful position on a quiet street in the well-connected St James Street area of E17, close to the Walthamstow Wetlands, this charming three-bedroom Victorian terrace benefits from a fantastic layout, with two reception rooms, a separate kitchen, first floor bathroom and even the potential to extend. The fact that it's on the market chain-free is even more of a bonus.

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IF YOU LIVED HERE...

Beyond that lovely hedge and brick facade, your front reception is full of natural light thanks to the large bay windows. The neutral palette gives a feeling of calm, while original features such as the ornate beading provide period charm.

At the rear, you have another equally spacious reception room, which you may wish to use as a dining area, optimising the lean-to and spilling out into the lusciously green rear garden. The kitchen offers plenty of storage, with shake-style units, and there's also rear access here.

As for the first floor, you'll find three bedrooms and a sizeable family-bathroom. As mentioned, there's potential to extend the home further. You've got countless options if you want to use this as an opportunity to dream up your own designs. Get the mood board ready!

This whole part of E17 has boomed with youthful energy in recent years, with several independent business opening. You may already know about creative hub 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 - all have a packed event calendar.

Need to escape beyond Walthamstow? St James Street station is four 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.

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 five 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.



A WORD FROM THE EXPERT.....

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD  
E17 BRANCH MANAGER

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**Garden**  
16'4"

**Reception Room**  
12'9" x 11'9"

**Reception Room**  
13'4" x 10'9"

**Lean To**  
8'3" x 7'8"

**Kitchen**  
16'0" x 7'7"

**Bedroom**  
16'0" x 10'3"

**Bedroom**  
10'11" x 10'10"

**Bedroom**  
9'8" x 7'2"

**Bathroom**  
7'2" x 6'0"

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