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Clifford Road, London, E17 4JE
Offers In Excess Of £400,000

Nestled on the charming Clifford Road in London, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely environment that you will cherish.

The house features a modern bathroom, ensuring that your daily routines are both comfortable and efficient. The property is chain-free, allowing for a smooth and straightforward purchasing process, which is a significant advantage for prospective buyers.

One of the standout features of this home is the availability of parking, a rare find in London, making it an attractive option for those with vehicles. Additionally, the property is conveniently located within walking distance to Wood Street Station, providing excellent transport links to the rest of the city. This accessibility makes commuting a breeze, whether for work or leisure.

In summary, this house on Clifford Road is a fantastic opportunity for anyone looking to settle in a vibrant area of London. With its appealing features, convenient location, and the added benefit of parking, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.



Hallway
6'6" x 16'4" (2.00 x 5.00)

Reception
12'9" x 15'1" (3.90 x 4.60)

Kitchen
6'6" x 9'2" (2.00 x 2.80)


WC
2'6" x 5'5" (0.77 x 1.67)


First Floor Landing
6'6" x 12'1" (2.00 x 3.70)

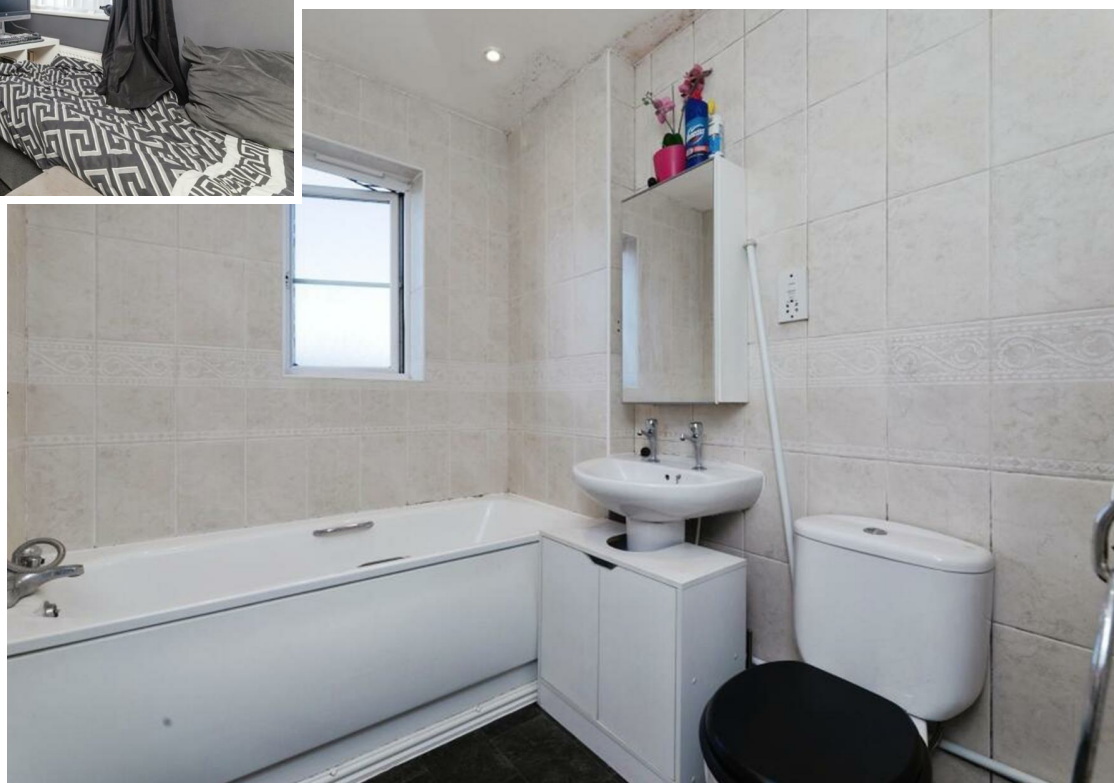
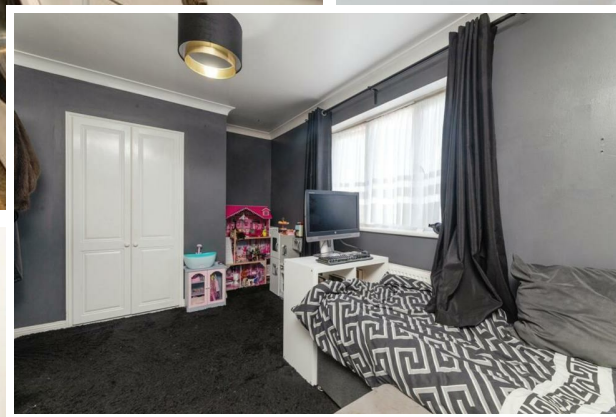
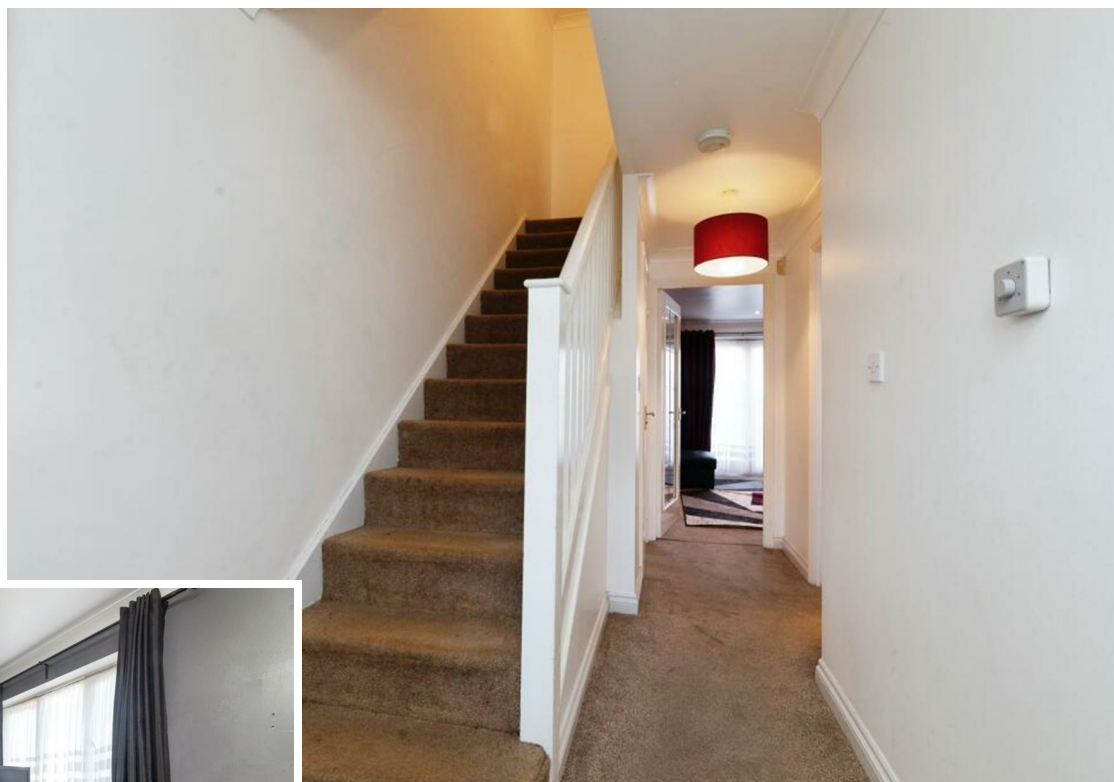
First Floor Bathroom
5'10" x 7'2" (1.80 x 2.20)

Bedroom One
8'10" x 14'11" (2.70 x 4.55)

Bedroom Two
8'6" x 12'1" (2.60 x 3.70)

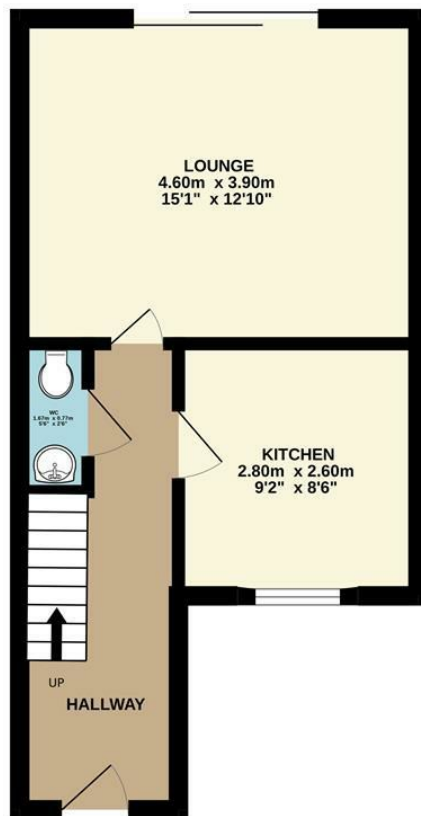
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





GROUND FLOOR
35.5 sq.m. (382 sq.ft.) approx.



1ST FLOOR
35.5 sq.m. (382 sq.ft.) approx.



TOTAL FLOOR AREA: 71.0 sq.m. (764 sq.ft.) 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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