



Reception
14'1" x 24'0"

Kitchen
8'7" x 10'2"

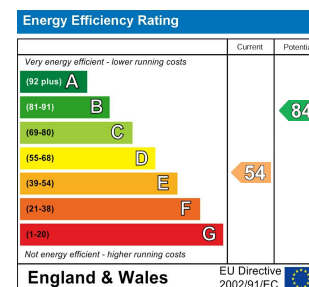
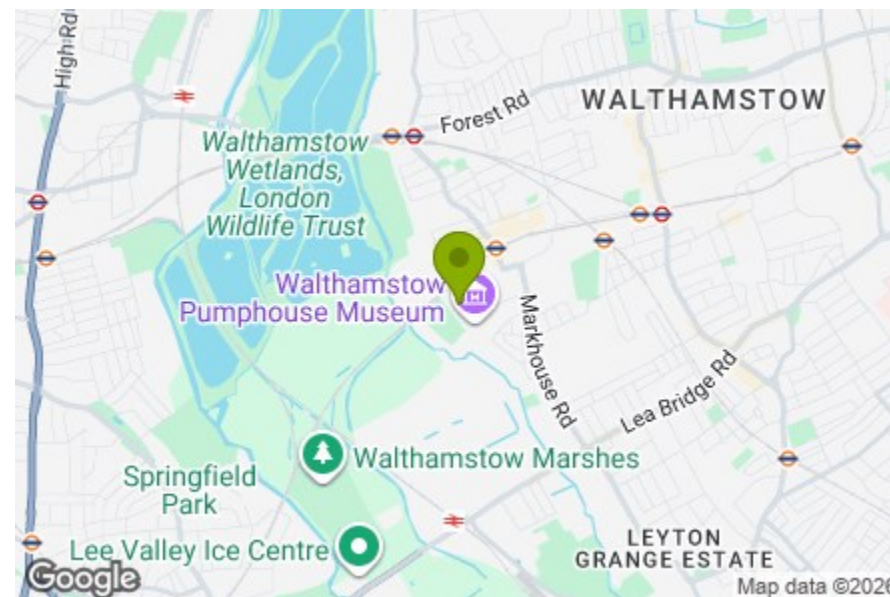
Bedroom
13'11" x 10'5"

Bedroom
8'6" x 11'2"

Bathroom
8'6" x 10'2"

Loft Room
14'4" x 16'7"

Garden
15'1" x 32'5"



CLACTON ROAD, WALTHAMSTOW

Offers In Excess Of £725,000 Freehold
2 Bed House - Mid Terrace



Features:

- Two Bedroom Terraced House
- Large Family Bathroom
- Kitchen Opening out to the South Facing Garden
- Packed with Original Features
- Next to St James Park
- Close to St James Station

A characterful two bedroom end terrace house, set on Clacton Road beside St James Park and close to St James Street station. You're nicely placed for the everyday ease of this corner of E17, with green space, local cafés, shops and transport links all within a short walk.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE....

Your home opens into a generous reception room, with original features bringing warmth, texture and a sense of period character. The space is well proportioned, with room to arrange distinct living and dining areas while still keeping an easy flow through the ground floor.

To the rear, the kitchen is neatly arranged on both sides, with worktop space, storage and a direct opening out to the south-facing garden. In warmer months, it's easy to imagine the door open, coffee in hand, with the garden becoming a natural extension of the room.

Upstairs, there are two bedrooms and a large family

bathroom. The front bedroom is the larger of the two, while the second sits quietly to the rear. Above, the loft space adds useful additional storage, while outside the garden measures approximately 4.6m x 9.9m.

WHAT ELSE?

- St James Park is just next door, giving you open green space close by for a morning walk, a weekend wander or a little fresh air between errands.
- St James Street station is close by, with Weaver line connections towards Liverpool Street, while Walthamstow Central is also within easy reach for the Victoria line.
- CRATE St James Street, Big Penny Social and the wider Blackhorse Road area are all within the neighbourhood, bringing food, drinks, creative spaces and local energy close to home.



A WORD FROM THE OWNER....

"We've loved living right by St James Park, with its little nature reserve and the open field beyond which has been great for walking and running. It really gives this part of Walthamstow a peaceful, tucked-away feel. At the same time, you're just moments from the wide green spaces of the Marshes and Wetlands, which makes it a perfect balance of calm and connection to nature. The trees at the back of the garden attract song birds, which we will miss hearing over morning coffee on the patio in the sunny garden. Despite feeling like a quiet corner, everything you need is close at hand, with great local amenities and excellent transport links. Weekend mornings are a highlight, with warm bread and pastries from Weir dough just at the top of the road. There's also a speciality coffee shop, a fantastic wine and cocktail bar around the corner, and True Craft is a firm favourite for great pizza and draft beer. 'Crate' has other great food options, as well as hosting yoga and exercise classes. The Nourished communities deli has been a great addition to the area - it's great to pick up some nice produce so close by. It even stocks ice cream made by one of our neighbours on the street! We've had a lovely time living here and will miss the house and the neighbourhood very much."

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