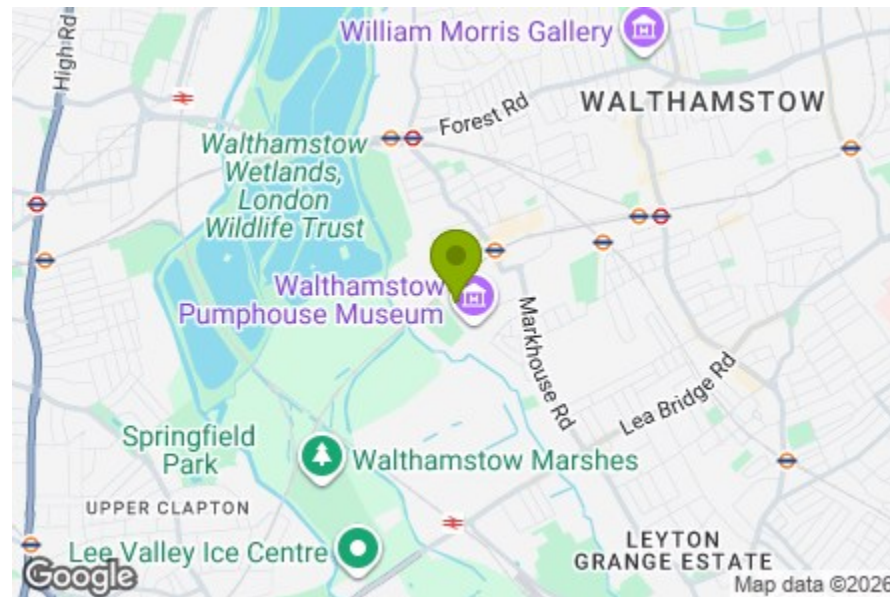




Total Area (Excluding Eaves Storage): 111.1 m<sup>2</sup> ... 1196 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.

- Reception  
14'2" x 21'5"
- Study  
5'1" x 11'5"
- Kitchen/Diner  
8'11" x 22'5"
- Bedroom  
11'9" x 10'3"
- Bedroom  
8'5" x 10'8"
- Bathroom  
6'11" x 8'0"
- Bedroom  
9'4" x 15'3"
- Bedroom  
6'5" x 8'8"
- Ensuite
- Garden  
15'10" x 17'10"



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	76



## CLACTON ROAD, WALTHAMSTOW

Offers In Excess Of £775,000 Freehold  
4 Bed House - Mid Terrace



### Features:

- Four Bedrooms
- Victorian Terrace House
- Arranged Over Three Floors
- Well Presented
- Two Bathrooms
- Close to St James Street Station
- Short Distance to The Wetlands

This attractive Victorian terrace offers four bedrooms, two bathrooms and generous living space spread across three well-planned levels. Measuring over 1,190 square feet, the home is well-presented throughout, combining period charm with practical layout. Set within easy reach of St James Street Station, it provides excellent access to transport links while remaining close to open green spaces. Walthamstow Wetlands is also just a short distance away, bringing nature and calm within walking range. A rare opportunity to secure a characterful, well-proportioned home in a convenient and connected location.

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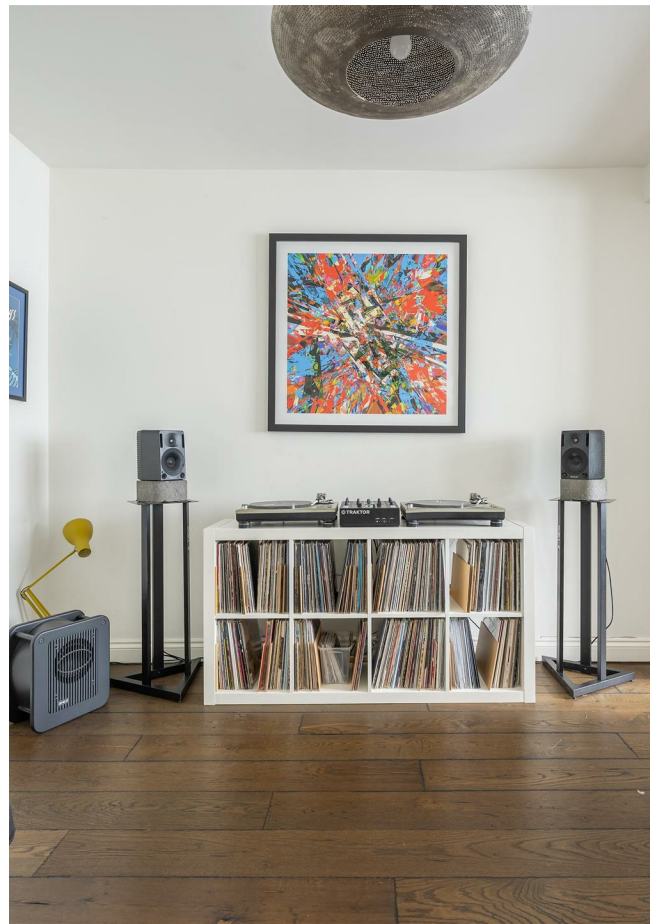
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#### IF YOU LIVED HERE...

Beyond the enclosed porch, a wide reception room unfolds, an inviting space where thoughtful design meets classic character. Timber flooring runs underfoot, grounding the layout, while a large front window brings in natural light. A wood-burning stove provides a warming centrepiece, framed by built-in shelving that adds both storage and charm. Under-stair cabinetry maximises the footprint, and doors lead through to the kitchen and study.

Just off the main living area, the study offers a peaceful, focused environment with a window overlooking the garden. Whether used as a home office, reading nook or creative studio, it's a versatile room with quiet separation from the social spaces.

At the rear, the extended kitchen/diner forms the heart of the home. Fitted with painted cabinetry, solid wood worktops and a generous range cooker, the galley kitchen flows from a dedicated dining area and opens directly to the garden through glazed double doors. Bright, efficient and welcoming, it's ideal for both daily life and entertaining.

The garden is paved and fully enclosed, an easy-care outdoor area ideal for everything from morning coffee to weekend gatherings. With ample room for seating and dining, it offers a private and sociable extension of the living space.

Upstairs, the front bedroom is bright and airy with twin sash windows and a full-width built-in wardrobe, while the second bedroom provides a simple, restful retreat. The bathroom pairs white metro tiles with dark flooring and features a bath with overhead shower beneath a wide window.

At the top of the house, a skylit landing leads to a well-sized loft bedroom with eaves storage and an adjoining ensuite. To the rear, a further room offers rooftop views and a quiet setting.

#### WHAT ELSE?

Tucked into one of Walthamstow's most vibrant corners, this spot blends green space, independent spirit and a strong local community. St James Park is practically on your doorstep, ideal for morning strolls or weekend downtime, while the expansive Walthamstow Wetlands offers a wilder escape nearby. Craving coffee or something freshly baked? Weiridough Bakery is a local favourite, and Crate St James Street buzzes with street food, creative retail and relaxed hangouts. Head to Big Penny Social on the Walthamstow Beer Mile, or stroll the other way to the leafy charm of Walthamstow Village and classic pubs like The Nags Head. Excellent local schools, including Stoneydown and Kelmscott, round out this well-balanced location.



#### A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON  
E17 ASSISTANT BRANCH MANAGER

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