



## Claremont Road, Walthamstow, London, E17

Guide Price £800,000

Freehold

**FOR SALE**

1 1 3

- Guide Price: £800,000-£850,000
- 3 Bedroom period terraced house
- Kitchen/diner
- Ground Floor WC
- Double Glazed & Gas Central Heating
- Blackhorse Road Tube Station: 0.6 mile
- Council tax band: C
- Rear garden: 28'0 x 14'0
- On street permit parking
- Internal: 1139 sq ft (106 sq m)

Guide Price: £800,000-£850,000. This stunning period terraced house offers three bedrooms and boasts an impressive curb appeal, having been finished to an exceptionally high standard throughout. Upon entering, you are greeted by a charming dusty pink hallway featuring a tiled floor that extends seamlessly across the entire ground level. This leads into a captivating, colour-drenched teal reception room, complete with a beautiful feature fireplace and an elegant bay window. All sash windows on this floor have been thoughtfully upgraded to double-glazing.

The rear of the property opens into a spacious and stylish open-plan kitchen/diner, a true highlight of the home, featuring a practical kitchen island and breakfast bar. An exposed brick wall adds character, complemented by strategically placed skylights that flood the space with natural light. This expansive area also comfortably accommodates a dining table, with bi-fold doors providing a seamless connection to the private garden, which offers a delightful mix of patio space, a lush lawn, and mature flowerbeds. A convenient ground-floor WC completes this level.

Ascending the stairs, the primary bedroom is generously proportioned, benefiting from two windows and integrated storage solutions. The family bathroom is a sleek and modern space, finished with stylish black tiling. Two further bedrooms are located on this floor, one of which also benefits from built-in storage.

Nestled in a highly desirable location, the property offers easy access to the green expanses of Higham Hill Park and the popular Lloyd Park, which is particularly vibrant on Saturdays with its bustling market and recently renovated children's playground. For those who appreciate local delights, the Walthamstow Beer Mile is practically on your doorstep, along with Slowburn, a local culinary favourite. Commuting is made easy with Blackhorse Road Tube Station located just 0.6 miles away.

Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance Hallway

Staircase leading to first floor. Door to reception room, kitchen/diner & ground floor wc.

### Ground Floor WC

### Reception Room

23'10 x 10'10 (7.26m x 3.30m)

Open to:

### Kitchen/diner

27'9 x 13'9 (8.46m x 4.19m)

Bi-folding doors leading into rear garden.

### First Floor Landing

Door to all first floor rooms.

### Bedroom One

13'4 x 11'0 (4.06m x 3.35m)

### Bedroom Two

11'1 x 9'3 (3.38m x 2.82m)

### Bedroom Three

11'0 x 8'11 (3.35m x 2.72m)

### First Floor Bathroom

6'6 x 6'4 (1.98m x 1.93m)

### Rear Garden:

28'0 x 14'0 (8.53m x 4.27m)

### On Street Permit Parking

### Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: C (73)

### Notice:

All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

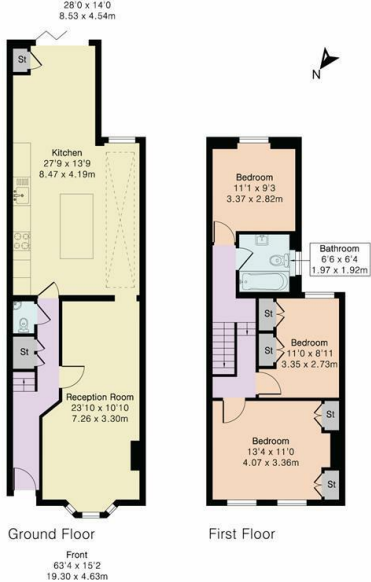
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## FLOORPLAN

Approximate Gross Internal Area 1139 sq ft - 106 sq m

Ground Floor Area 662 sq ft - 62 sq m

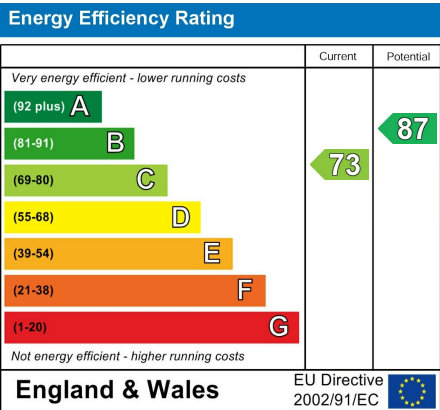
First Floor Area 477 sq ft - 44 sq m



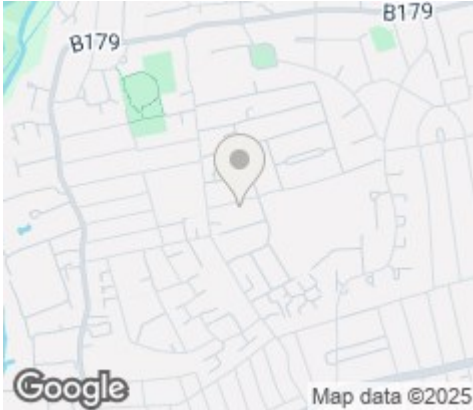
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## EPC RATING



## LOCATION



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