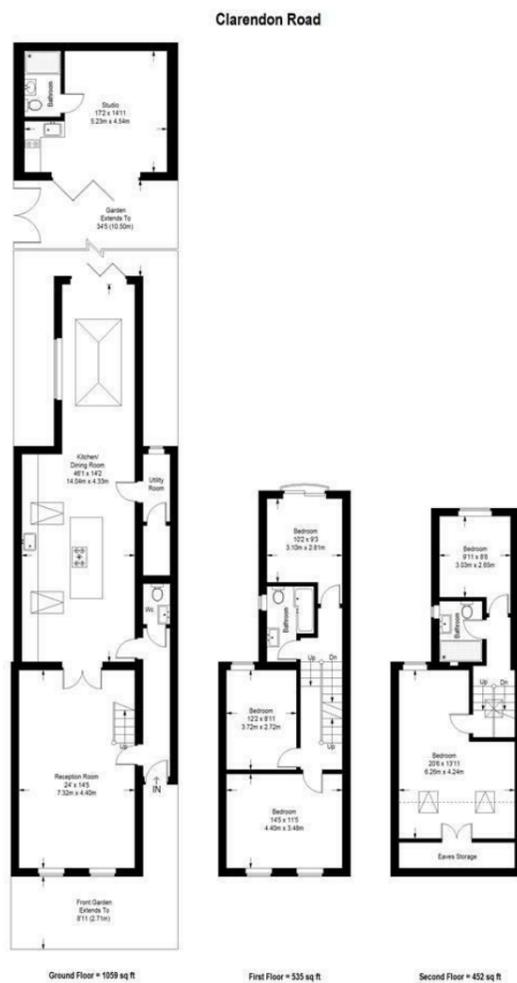


EST THE STOW BROTHERS 2014

↑ **Clarendon Road, Walthamstow**
Offers In Excess Of £1,250,000 Freehold
5 bed House - Detached



Ground Floor = 1059 sq ft
 First Floor = 535 sq ft
 Second Floor = 432 sq ft

Reduced headroom below 1.5 m / 5 ft

Approximate Gross Internal Area:
 GROUND FLOOR = 1059 sq ft / 114.38 sq m
 FIRST FLOOR = 535 sq ft / 49.79 sq m
 SECOND FLOOR = 432 sq ft / 40.02 sq m
 (Excluding Mezzanine/Loft/50 sq ft / 4.65 sq m)
 (Mezzanine/Loft/50 sq ft / 4.65 sq m)
 TOTAL = 2026 sq ft / 188.24 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions related upon them. (2021/02)



Energy Efficiency Rating	
Current	Potential
70	82

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC



S/B

➔ E17 Office
 236 Hoe Street
 E17 3AY
 0203 397 9797
 hello17@stowbrothers.com

➔ E11 Office
 117a High Street
 E11 2RL
 0203 397 2222
 hello11@stowbrothers.com

➔ E4 Office
 1 Bank Buildings,
 The Avenue, E4 9LE
 0203 369 6444
 hello4@stowbrothers.com

stowbrothers.com
 @stowbrothers



Features

- Five bedroom house
- Detached
- Walthamstow Village borders location
- Extensively renovated
- Spacious kitchen/diner
- Garden studio
- Side access
- Walking distance to Walthamstow Central
- Loft converted
- Chain free

A strikingly stand out five bedroom fully detached family home. Sleek, immaculate and modern throughout, all painstakingly developed over three floors, this property is a real find, from the distinctive brick frontage to the vast kitchen/diner, separate studio and thirty five foot rear garden.

Your location's every bit as enviable, nestled on the borders of our sought after leafy enclave of Walthamstow Village, the peaceful streets, historic architecture and award winning restaurants, bars and gastropubs mere moments away.



WORD FROM THE OWNER.....

"The property has been in my family for forty years. I love the area but need more space and greenery. There are lot's of great shops and cycling routes, good road network and the Victoria line.





➤ IF YOU LIVED HERE

You'll have a grand total of 2300 square feet of impeccably appointed living space to stretch out in, taking in all three floors and the fully self contained, substantial garden studio. Your vast ground floor comes in at an astonishing eighty feet deep. Throw open the internal doors to create a jaw dropping hosting space with beautifully clear sightlines from front to back.

To the front, classic parquet flooring runs underfoot in the 370 square foot lounge while vintage ceiling roses and recessed modern spotlights rub shoulders overhead. Step into the kitchen/diner and you have an immense culinary and entertaining space, with a large chef's island taking centre stage under a pair of skylights and flawless fitted cabinets, home to a full range of integrated appliances, lining one wall.

Dual aspect, one rear wall is made up of bi-folding patio doors and there's another huge skylight over the dining area for floods of natural light. Large format ivory tiling flows underfoot. Step outside and you have a lovingly maintained length of lawn, flanked by timber fencing and leading to your 250 square foot garden studio complete with kitchenette and en suite. Currently in use as a home gym, it's ideal for turning to all manner of uses.

Back inside, and your first floor comprises three immaculate double bedrooms, the front master comes in at 150 square feet while to the rear you have a handsome double with a Juliet balcony overlooking the garden. Another double and your sparkling family bathroom complete the storey. Head up the skylit stairway into your expertly realised loft extension to be greeted by the penthouse master with twin skylights, flawless finish, dual aspect and the second bathroom and your final double. Every space sleek and bright.

Outside and the heart of Walthamstow Village, the ancient high street of Orford Road is just five minutes on foot for a diverse range of high end dining and establishments the equal of anything you'll find further afield. Whether you fancy the artisanal gins of Mother's Ruin, the classic vintages at Parish Wines, classic cocktails at Eat17 or just the cosy fires and friendly cats of The Nag's Head, there's something for everyone right on your doorstep.

WHAT ELSE?

- Local schools are excellent and plentiful. You have eight deemed 'Outstanding' by Ofsted less than a mile away on foot, with a further twenty three rated 'Good'.
- Despite your peaceful location, the comprehensive transport links of Walthamstow Central station are just a half mile on foot, with twenty minute runs to Liverpool Street and Oxford Circus putting both the City and West End less than a half hour away door to door.
- Whatever your fitness goals, Leyton Leisure Centre has you covered. Its swimming pools, gym and health suite are less than ten minutes walk away.

