



TOTAL FLOOR AREA: 905 sq ft (84.3 sq m) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of actual, without, errors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with the property. The services, systems and equipment shown here have not been tested and no guarantee as to their operation or efficiency can be given.
None and Nelson (2025)

Council: Waltham Forest | Council Tax Band: C | Floor Area: 905.00 sq ft

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	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Clarence Road, Walthamstow, E17 6AG
Offers In Excess Of £550,000 Freehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **0208 503 6060** Email: **walthamstow@wearechurchills.co.uk**



Nestled in the sought-after Blackhorse Ladder area of Walthamstow, this charming Victorian mid-terraced house presents an excellent opportunity for both families and investors alike. The property boasts three generously sized bedrooms, providing ample space for relaxation and rest. The ground floor features a well-appointed bathroom, ensuring convenience for daily living.

As you enter the home, you will appreciate the character and charm that Victorian architecture offers. The reception room is a welcoming space, perfect for entertaining guests or enjoying quiet evenings in. The layout of the house allows for a comfortable flow between rooms, making it ideal for modern living.

One of the standout features of this property is its potential for extension, both on the ground floor and into the loft, subject to planning permission. This offers the new owner the exciting possibility to personalise and expand the living space to suit their needs.

The location is particularly advantageous, with easy access to Blackhorse Road station, providing excellent transport links to central London and beyond. Additionally, the surrounding area is rich in local amenities, including shops, cafes, and parks, making it a vibrant place to live.

This chain-free property is ready for its new owners to move in and make it their own. With its blend of period features and modern potential, this Victorian house is a rare find in a desirable location. Don't miss the chance to view this delightful home and explore the possibilities it has to offer.

