OFFERS IN THE REGION OF

£700,000 Freehold
Burwell Road

London, E10 7QG

PROPERTY SUMMARY

Castles are delighted to present this stunning 3-bedroom end of terrace freehold home, refurbished to an exceptional standard throughout and thoughtfully designed to create a spacious family home. The property benefits from an impressive 6m rear extension which has significantly extended the ground-floor living space and makes the home larger than many comparable properties locally, while also offering further potential to extend subject to the usual planning consents. Bi-fold doors open directly onto the garden, allowing excellent natural light throughout. The ground floor further benefits from electric underfloor heating and a bespoke kitchen with a large central island, quartz worktops and high-quality finishes, ideal for everyday living and entertaining. Additional features include a utility room, a ground floor shower room with WC, under-stair storage and access to a well-proportioned rear garden with a convenient side entrance. The first floor comprises 2 generous double bedrooms, 1 well-proportioned single bedroom and a modern family bathroom suite. Further benefits include a Mitsubishi inverter air-conditioning system (2.5 kW) installed in the principal bedroom, a modern boiler, new double glazing, secondary glazing with acoustic glass to the upstairs bedrooms, and a pull-down loft ladder with wide treads leading to a new loft space of approximately 36 m² with laminate flooring, lighting and 40 mm multi-foil insulation. The property is also ideally positioned just a 2-minute walk from the station, approximately an 8-minute train journey to Stratford for Westfield, around a 20-minute cycle to Shoreditch, and within a 1-minute walk of an outstanding nursery and primary school, with local amenities and green spaces nearby.

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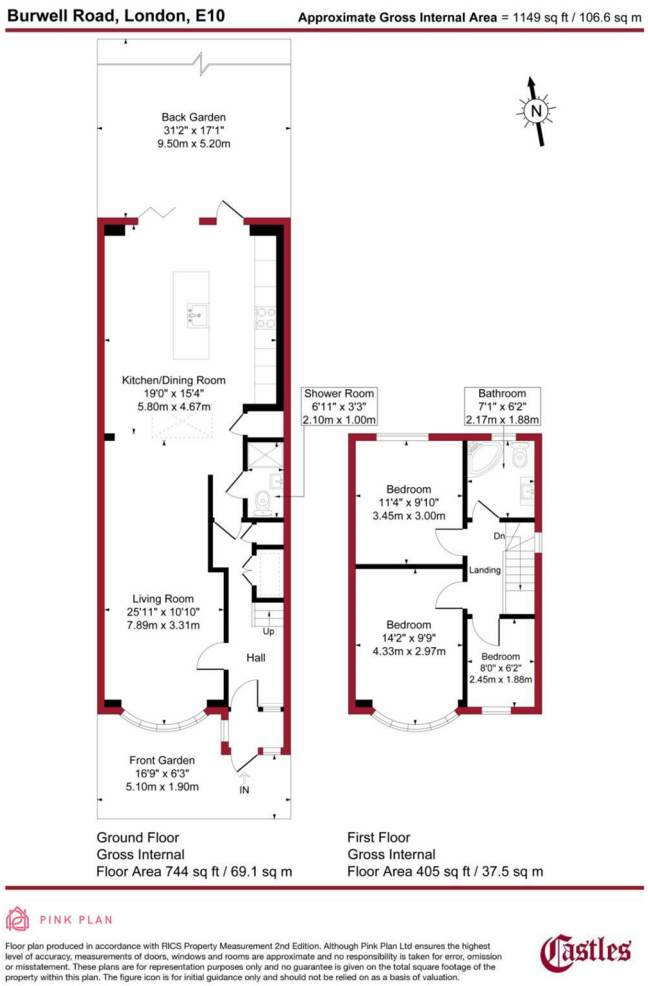
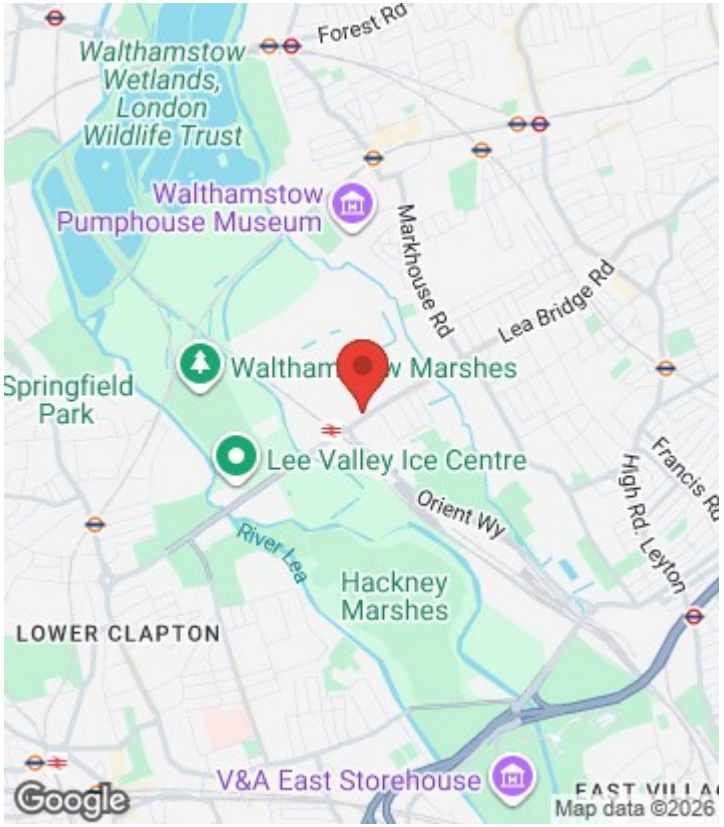


Clapton Transport
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Clapton Shopping And Leisure
A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office
If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).



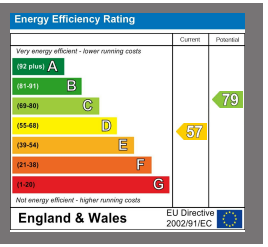
House - End Terrace

Freehold

Council: Hackney

Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS
44 Lower Clapton Road
Hackney
London
E5 0RN

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