



Driffield Road, London, E3

BUTLER & STAG



**Guide Price £1,500,000 - £1,550,000**  
**Nestled within the sought-after Driffield Road Conservation Area and just moments from the open green spaces of Victoria Park, this beautifully extended four-bedroom, three-bathroom Victorian house has been meticulously renovated to an exceptional finish. Blending period charm with contemporary design, this versatile family home offers over 1600 Sq/Ft of generous living space and a seamless balance of comfort, style, and functionality.**



## Freehold

- Victorian (Freehold) House
- Four Bedrooms
- Landscaped Private Garden
- Potential To Extend (Subject To Planning)
- 1606 Sq/Ft Internal Living Space
- Three Bathrooms
- Meticulously Renovated Throughout
- Versatile Living Space

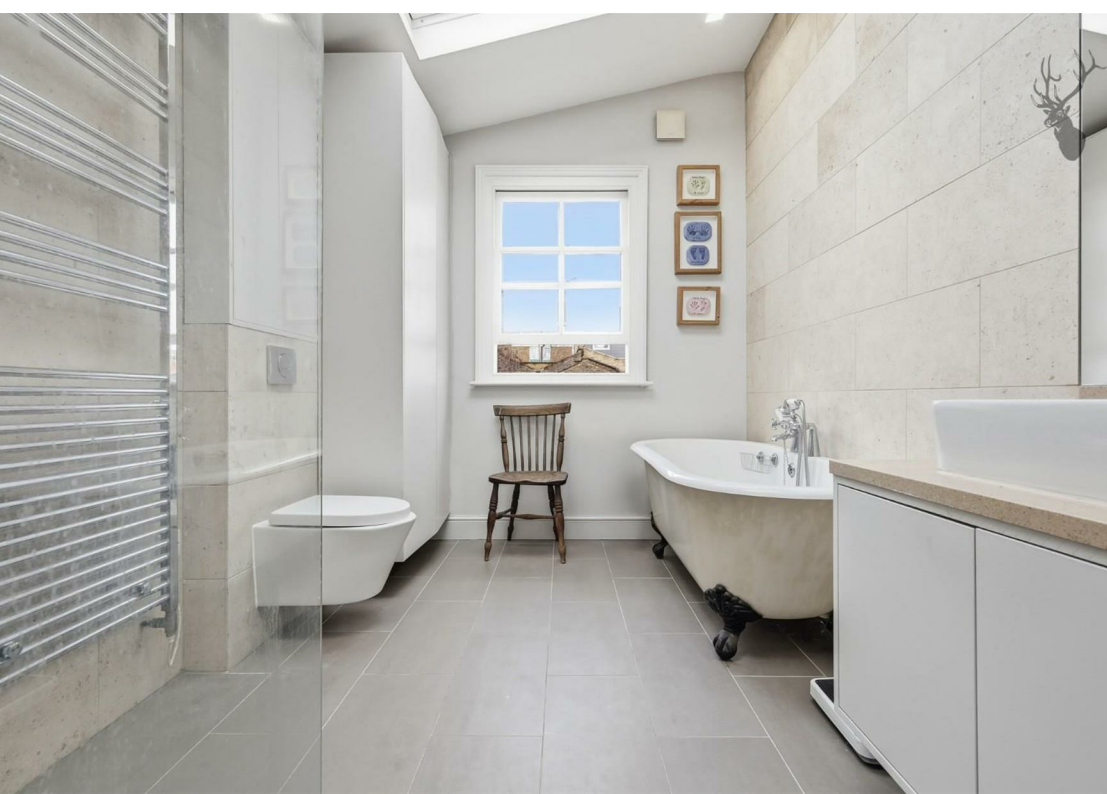
Spread across three levels, this residence boasts generously proportioned living spaces including a double through-reception room, offering excellent flexibility and the ability to be divided via bi-folding doors. This elegant space is enhanced by hardwood flooring, traditional sash windows, and stylish column radiators, all set against a backdrop of light-filled, tastefully curated décor that complements the home's Victorian character. Completing the ground floor, to the rear of the home, is a well-appointed bedroom within the back addition, benefitting from its own ensuite shower room and a private balcony overlooking the landscaped garden. This versatile space is ideal as a guest suite or private retreat, offering a peaceful outlook and a strong connection to the outdoor space.

Extended to the lower ground floor, the kitchen-diner forms the true heart of the home, thoughtfully designed for both everyday living and entertaining. The space features herringbone-laid wooden flooring, beautifully complementing the sleek, handle-less cabinetry and quartz worktops, creating a clean yet warm aesthetic. Exposed brickwork adds character and texture, while a striking central island with mirrored panels provides a stylish focal point as well as practical preparation and seating space. Full-height doors open directly onto a landscaped garden, seamlessly blending indoor and outdoor living and allowing natural light to flood the room.

Occupying the top floor are two lavishly proportioned bedrooms, both beautifully presented and filled with natural light. Serving this level is an opulent, family-sized bathroom, featuring a striking roll-top bath, concealed fittings, a floating sink unit, and natural stone tiling, creating a spa-like retreat that perfectly balances luxury and practicality.

Step outside to discover a beautifully landscaped garden, where a charming paved patio area provides an idyllic setting for al fresco dining, or simply basking in the





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Approx. Gross Internal Area 149.2 Sq M ( 1606 Sq Ft )

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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