



# PRESTIGE & VILLAGE

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## CLIFDEN ROAD, LONDON, E5 0LW

A very desirable 3 bed terraced house in the heart of the trendy Chatsworth Road area of Hackney.

This home is characterised by high ceilings and large double glazed windows throughout giving a very spacious, airy feel. A total internal living area of over 1300 sq.ft makes this a stand out three bed property on the road.

A well sized, welcoming reception room leads into a great dining area. The kitchen is impressive in terms of size, lots of storage and worktop space, and has the added bonus of an additional utility room which leads out into the well sized garden. Upstairs the bedrooms are all very well sized, genuine double bedrooms.

Very well located, you are a stones throw from the ever popular, trendy Chatsworth Road with it's great mix of local shops, restaurants and coffee shops, also home to the busy Sunday market with it's great variety of street food. A short walk from the well maintained, vast Millfields Park with it's recently built kids playgrounds, outdoor tennis and basketball courts and cricket pitch.

Great transport facilities and road links nearby. Also near to a host of Ofsted good to outstanding rated schools.

£875,000

# CLIFDEN ROAD , LONDON, E5 0LW



- Three bed terraced house
- Well sized utility room
- Excellent amenities
- Great parks nearby
- Spacious rooms throughout
- Substantial internal living area
- Great road and transport links
- Large rear garden
- Great location
- A host of highly rated schools nearby

## Reception room

12'0" x 14'6" (3.66 x 4.44)

A good sized reception room provides a warm welcoming feel to the house. A large set of bay windows and high ceiling combine to give a very spacious feel.

## Dining room

9'11" x 11'11" (3.03 x 3.65)

A lovely dining area tastefully decorated to match the through lounge. A high ceiling and large window which lets in lots of natural light give this area a very spacious feel.

## Kitchen

8'10" x 21'2" (2.71 x 6.46)

A large well maintained kitchen with an abundance of storage space and ample worktop area.

Dual aspect windows let in lots of natural light giving a very spacious, airy feel.

high ceiling and large window which lets in lots of natural light.

## Bedroom 3

8'10" x 13'4" (2.71 x 4.07)

A good sized bedroom with a very spacious airy feel.

## Utility room

6'3" x 10'11" (1.92 x 3.33)

A good sized utility room provides plenty of extra space for storage and appliances.

## Bedroom 1

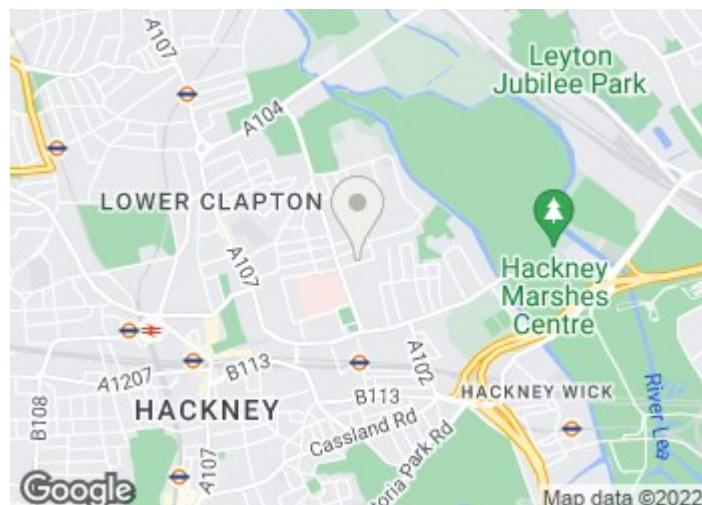
15'10" x 11'5" (4.83 x 3.49)

A very well sized master bedroom with a pair of large double glazed windows which let in lots of natural light to give this room a very open, airy feel

## Bedroom 2

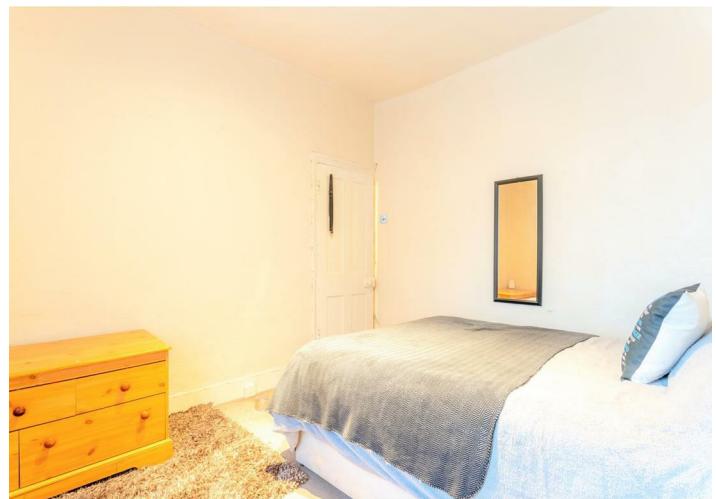
10'2" x 11'11" (3.10 x 3.65)

A good sized bedroom with a cosy yet spacious feel provided by the

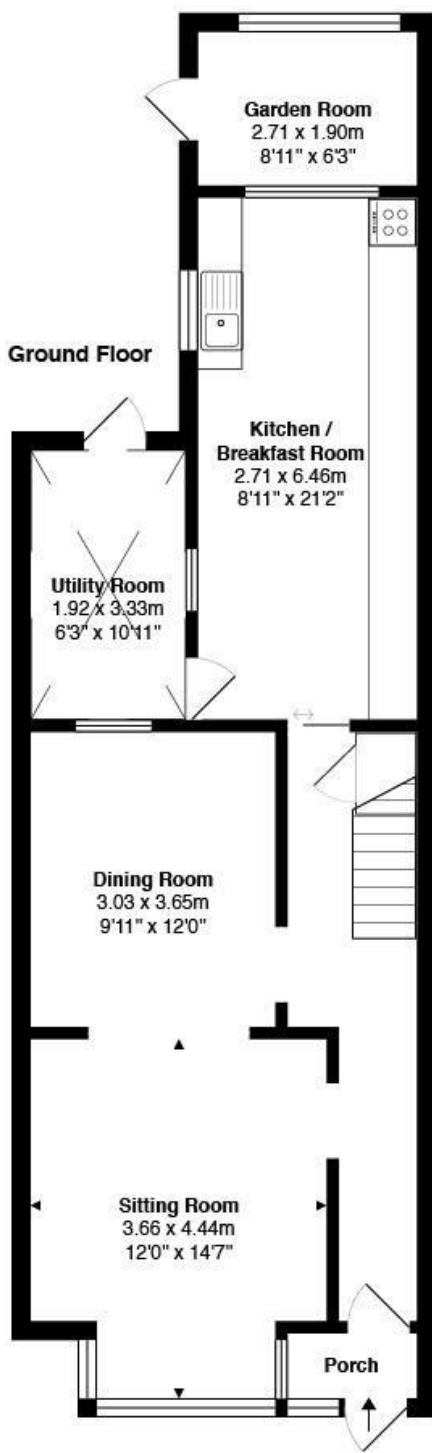


## Directions

Clifden Road is directly off the very well known Chatsworth Road. If you are coming from the Homerton side take a right into Dunlace Road as you pass the back of Homerton Hospital then take a right and a right again to get you onto Clifden Road. If you are coming from the well known Leabridge Road side, turn into Chatsworth Road and take a left into Dunlace Road just before the hospital, then a right and right again.

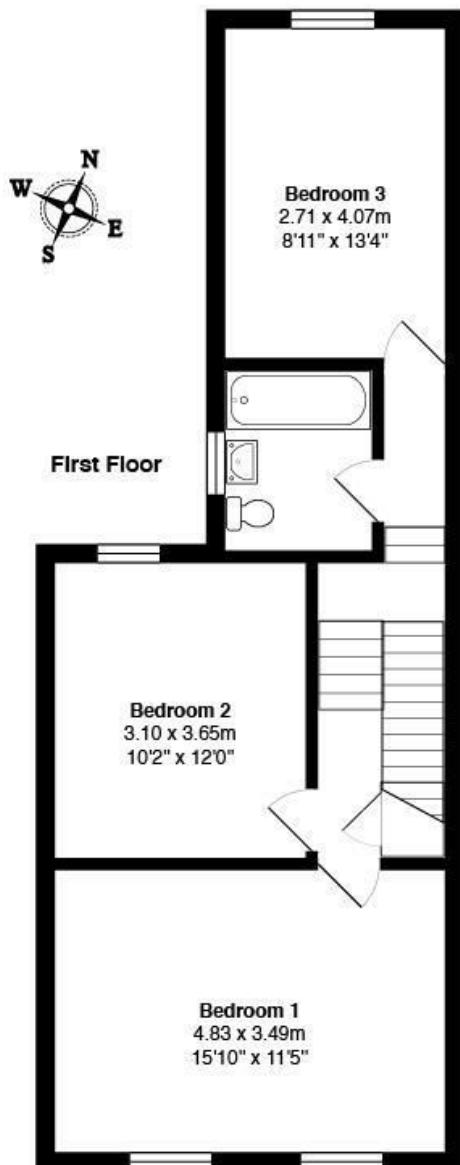


## FLOOR PLAN



## Clifden Road, E5

Total Area: 122.5 m<sup>2</sup> ... 1319 ft<sup>2</sup>



All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86	
(81-91)	B		
(70-80)	C		
(55-69)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	