

# Wild & Co.

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## Prout Road, E5 9NS

First time on the market in over 50 years. A cottagesque house located on a small secluded gated quiet sul-de-sac estate close to Clapton Overground Station and numerous bus routes on Upper Clapton Road along with the exciting high street with it's eclectic mix of multi national and independant retailers, and buzzing night life.

The house was modernised approx 11 years ago when the electrics and heating system were upgraded, kitchen and bathroom remodelled and decorated throughout.

The houses on the estate have an interesting history having been built as "flying freeholds" due to a shared passage giving access to the rear of the houses. (This will not effect value or saleability but make a good talking point).

The house comprises a well proportioned bright living room with direct access to rear garden. An efficiently designed kitchen. Three good sized bedrooms on the first floor along with bathroom.

It is extremely rare for these homes to come to the market and chain free so an early viewing is strongly recommended.

**Offers In Excess Of £675,000 | Freehold**

# Prout Road, E5 9NS



- Owned by same family for over 50 years
- Very close to transport on Upper Clapton Road
- Vibrant night life
- Good size garden
- First time on market in over 5 decades
- Thriving High Street
- Extensive works carried out approx 11 years ago.
- Quiet cul-de-sac estate
- Independant and multi national retailers.
- Light, bright, airy rooms

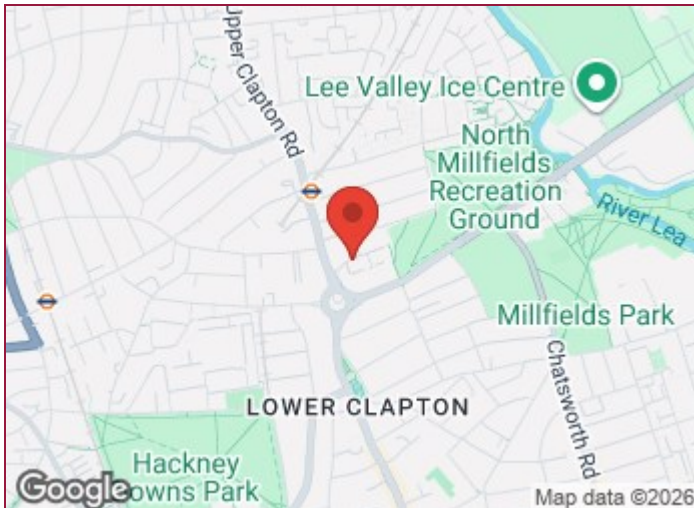
Wild & Co. are delighted to offer for sale this: cottagesque house located on a small secluded quiet sul-de-sac estate close to Clapton Overground Station and numerous bus routes on Upper Clapton Road along with the exciting high street with it's eclectic mix of multi national and independant retailers, and buzzing night life.

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## Directions

Beecholme Estate can be found at the end of Prout Road, as the road doglegs into Casamir Road. Prout Road is directly off Upper Clapton Road close to the junction with the A107/A104.



# Prout Road, E5 9NS

Approx Gross Internal Area = 85.59 sq m / 921 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		65	75
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		

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