



## Blackwell Close, E5 0TA

3 DOUBLE BEDROOM MID TERRACE TOWN HOUSE. Situated off Redwald Road close to the ever popular Chatsworth Road & walking distance to Homerton Overground Station. Offering: Kitchen/diner, Ground floor WC, bathroom/WC, utility room, built in storage, newly fitted boiler, south facing rear garden.

Offered with freehold and chain free.

**Offers In Excess Of £550,000 | Freehold**

# Blackwell Close, E5 0TA



- 3 STORY TOWN HOUSE
- LARGE FITTED KITCHEN/DINER
- SOUTH FACING REAR GARDEN
- WALKING DISTANCE TO HOMERTON OVERGROUND STATION
- 3 DOUBLE BEDROOM
- GROUND FLOOR WC & WET ROOM
- DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- SEPARATE LOUNGE
- TOP FLOOR BATHROOM/WC
- MOMENTS FROM THE EVER POPULAR CHATSWORTH ROAD

## Full description

Wild & Co. are pleased to offer for sale this 3 DOUBLE BEDROOM MID TERRACE TOWN HOUSE.

Situated off Redwald Road, close to the ever popular Chatsworth Road & walking distance to Homerton Overground Station.

Offering: 3 double bedrooms, kitchen/diner, ground floor WC, top floor bathroom/WC, utility room, south facing rear garden., fully double glazing and gas central heating.

Entrance: via main front door to:

Hallway: tiled flooring, radiator, stairs to first floor, fitted cupboard, doors to:

Ground floor WC: low flush WC, wash hand basin with mixer tap, tiled walls and flooring.

Kitchen/diner: a range of wall and base mounted units with work surfaces, stainless steel sink with mixer tap and drainer, tiles splash back walls, free

stand gas cooker, fridge/freezer and washing machine, radiator, tiled flooring, double glazed door to rear garden.

First floor landing: fitted carpet, doors to:

Lounge: fitted carpet, radiator, double glazed windows to rear.

Bedroom 3: fitted carpet, radiator, double glazed windows to front.

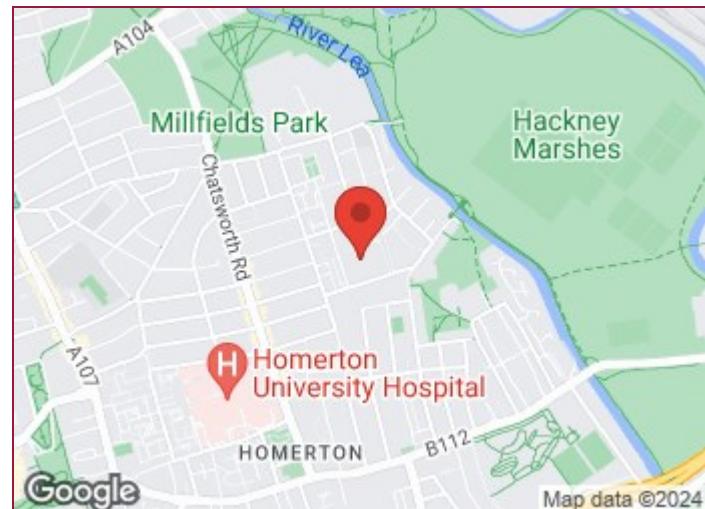
Top floor landing: fitted carpet, fitted cupboard, doors to;

Bedroom one: fitted carpet, radiator, double glazed windows to front.

Bedroom two : fitted carpet, radiator, double glazed windows to rear.

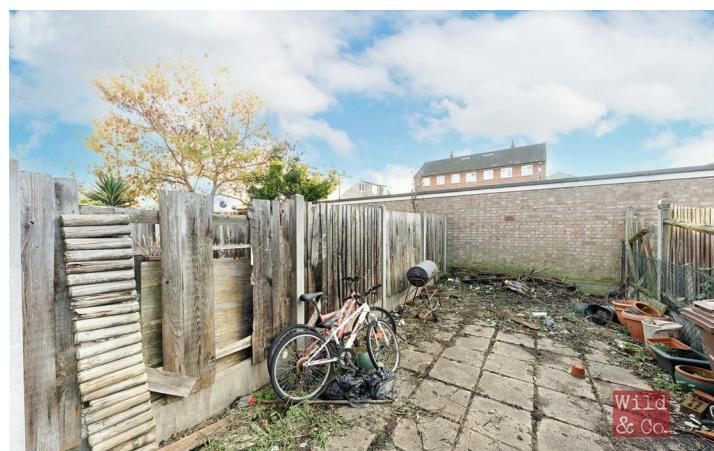
Bathroom/WC: white three piece suite, tiled flooring and walls.

Rear garden: full paved, south facing.



## Directions

Accessed from Redwald Road.

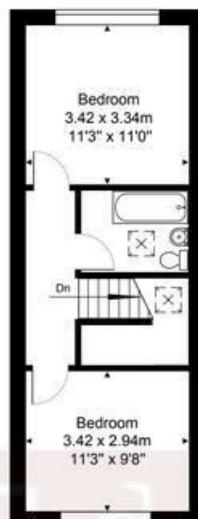


## Blackwell Close- E5

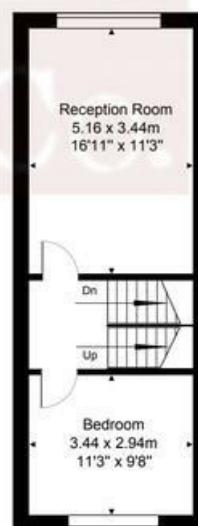
Approximate Gross Internal Area 105.5 m<sup>2</sup> ... 1136 ft<sup>2</sup> (excluding garden)



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Wild  
& Co.

This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 90        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 76                      |           |
| (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 |           |

| 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 |           |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.