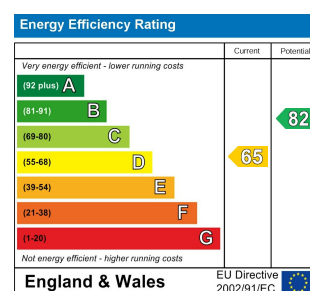
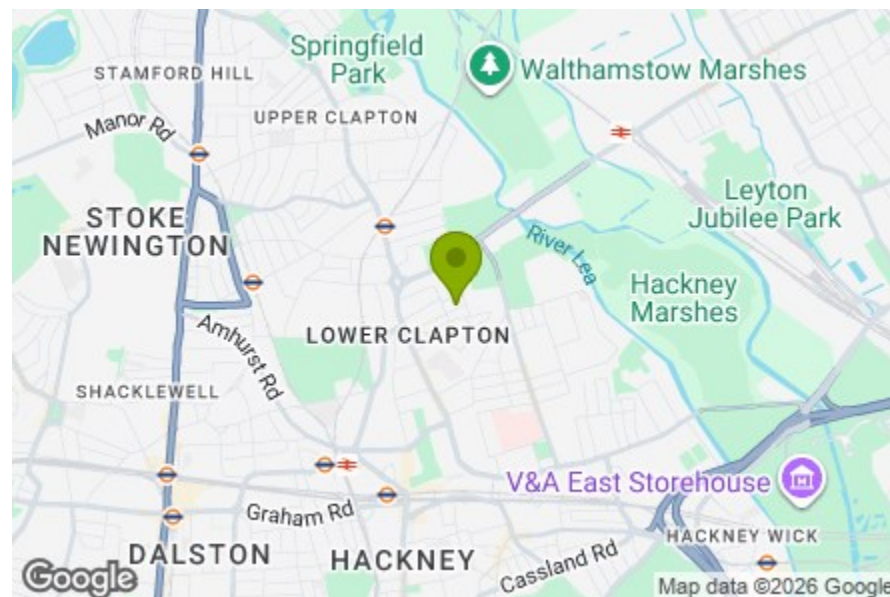




- Reception
13'0" x 15'11"
- Reception
11'1" x 12'11"
- Kitchen/Diner
10'8" x 15'9"
- Utility/WC
- Bedroom
17'2" x 16'6"
- Bedroom
11'0" x 12'5"
- Bedroom
10'9" x 11'11"
- Bedroom
10'5" x 28'2"
- Bathroom
7'6" x 8'1"
- Ensuite Bathroom
5'10" x 9'3"
- Cellar
16'11" x 15'8"
- Cellar
16'11" x 13'0"
- Garden
18'8" x 31'2"



MILDENHALL ROAD, LONDON

Offers In Excess Of £1,500,000 Freehold 4 Bed House



Features:

- Four Bedroom Victorian House
- Beautifully Presented Throughout
- Two Bathrooms and a Cloakroom on the Ground Floor
- Private Garden
- Over 1700 sq.ft
- Large Cellar
- Moments Away from Chatsworth Road and Millfields Park

A beautifully presented four-bedroom Victorian house, moments from Chatsworth Road and Millfields Park, with over 1,700 square feet of living space, a private garden and a large cellar. Set in a much-loved pocket of Clapton, this is a home with generous proportions, period character and an easy connection to some of E5's best local spots, from independent cafés and weekend markets to open green space beside the River Lea.

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IF YOU LIVED HERE...

You'd have a characterful home arranged across three floors, with a layout that feels both generous and practical. The ground floor begins with two reception rooms, giving you lovely flexibility for everyday life, whether you want a relaxed living room, a dining space or somewhere quieter to work. Both rooms feel warm and inviting, with wooden floors, handsome fireplaces and large windows helping to bring in plenty of natural light.

To the rear, the kitchen/diner offers a sociable space for cooking, eating and gathering, with doors opening straight out to the private garden. There's also a useful utility/WC on this level, adding an extra layer of practicality to the layout. Below, the large cellar provides excellent storage and room for the things you would rather keep tucked away.

Upstairs, the first floor is home to three bedrooms, including a generous front room, along with a family bathroom. The top floor is given over to a spacious principal bedroom with its own

ensuite, creating a peaceful retreat at the very top of the house. Outside, the garden feels private and easy to enjoy, with room for outdoor dining, planting and slow summer evenings.

WHAT ELSE?

- Chatsworth Road is moments away, with its Sunday market, independent cafés, shops and neighbourhood restaurants.

- Millfields Park is close by for green space, weekend walks, tennis courts and the River Lea.

- Clapton Station is within easy reach, offering direct Overground links towards Liverpool Street.



WORD FROM THE OWNER...

"We moved here from Hackney Central in 2011 and were immediately struck by how neighbourly it is. There's a kind and helpful street WhatsApp group and a walk to the shop usually includes a quick chat or nod with a neighbour. This has been a special home for our family. Our daughter spent her formative years here and it has been a sanctuary for us and for many friends who have stayed with us over the years. It's an easy home to welcome people/lodgers to stay - it's quiet and calm up in the 2nd floor room. We've enjoyed the luxury of spaciousness in this home and beyond it - you can be immersed in the greenery of Hackney marshes, the filter beds and the canal within minutes - a perfect balance to easy access to a variety of transport links to anywhere else in London and beyond."

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