



RENDELSHAM ROAD, HACKNEY, LONDON, E5
'OFFERS IN EXCESS OF' £900,000 FREEHOLD

A WELL PRESENTED THREE BEDROOM FREEHOLD HOUSE JUST A SHORT WALK TO DOWNS PARK AND RECTORY ROAD STATION

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DESCRIPTION:

As you step inside, you are greeted by the living room adorned with a charming feature fireplace. A convenient guest WC is thoughtfully placed on this level, complemented by a large modern eat-in kitchen boasting fitted appliances. The kitchen seamlessly extends into a private garden, creating a perfect blend of indoor and outdoor living. Ascend to the first floor where you'll find the master bedroom, complete with an en-suite, along with a well-proportioned smaller bedroom which still houses a double bed. The second floor has another double bedroom and a family bathroom which is a three-piece suite. Additionally, this property boasts a generous loft space, easily accessible via a pull-down loft ladder, currently serving as a versatile home office.

Situated in the heart of the sought-after locale, Rendlesham Road provides a vibrant community atmosphere. The property benefits from proximity to a range of amenities, including local shops, cafes, and restaurants, creating a dynamic and convenient lifestyle. Excellent transport links, such as nearby bus stops and train stations like Rectory Road, ensure quick and easy access to the surrounding areas.

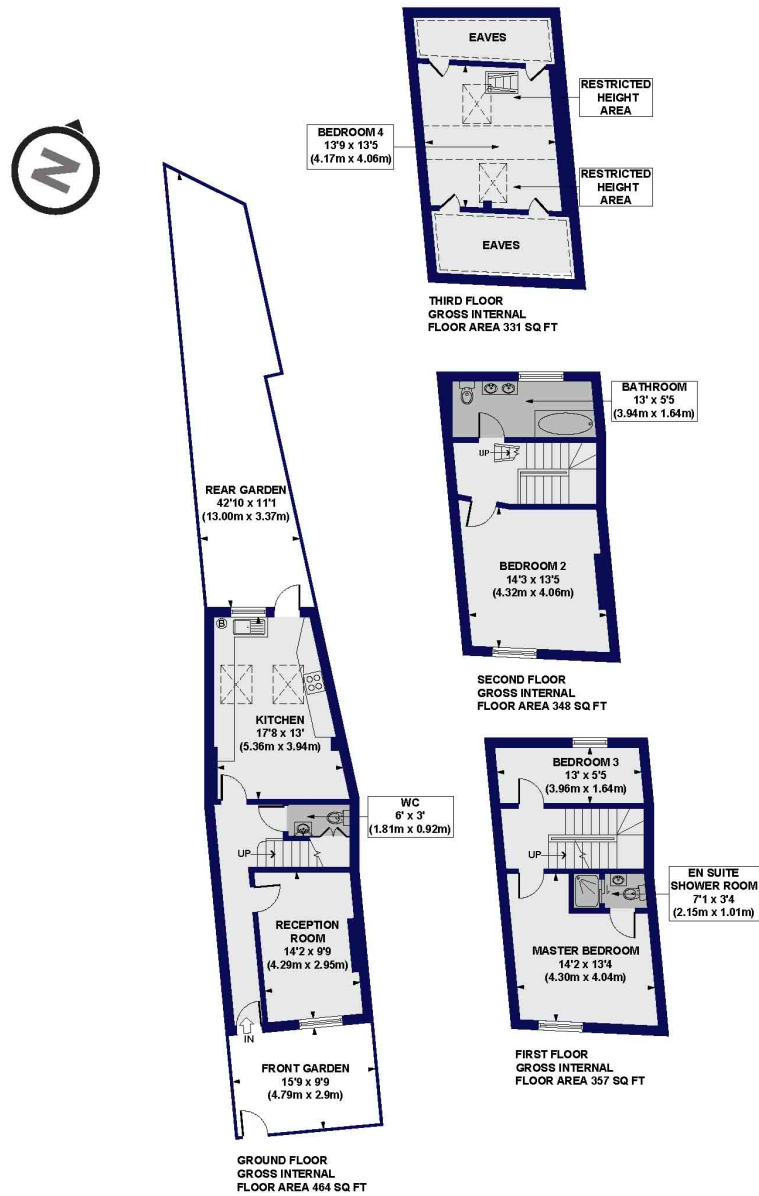
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Approx. Gross Internal Floor Area 1500 sq. ft / 139.28 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 1211 sq. ft / 112.54 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	86
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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