



BROOKFIELD ROAD, LONDON, E9
'OFFERS IN EXCESS OF' £980,000 FREEHOLD

A FIVE BEDROOM DETACHED HOUSE WITH OFF STREET PARKING AND JUST SECONDS FROM VICTORIA PARK

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DESCRIPTION:

This unique and rarely available five-bedroom modern detached house, is situated in a desirable location, this residence offers ample living space and an excellent location, boasting gated off-street parking, this home provides both convenience and security. Upon entering the property, you are greeted by two generously-sized bedrooms on the ground floor, accompanied by the family bathroom. Moving to the lower ground floor, you'll find an open-plan kitchen, dining, and reception room. This expansive area showcases modern design and features large glass doors that seamlessly connect the indoors with the outdoor patio. The abundance of natural light floods the space, creating an inviting and airy space. On the first floor, you'll discover three additional well-appointed bedrooms and another bathroom services this floor, offering convenience for the entire household.

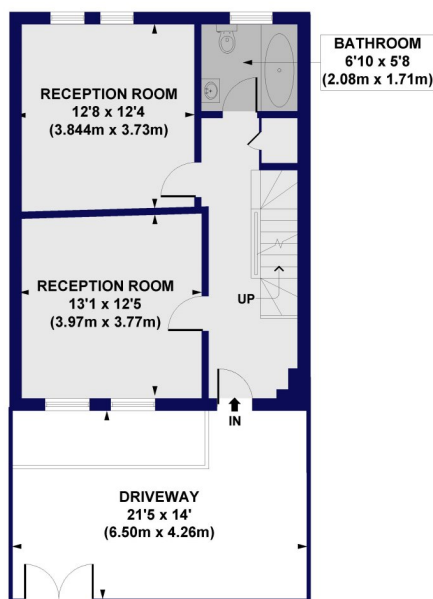
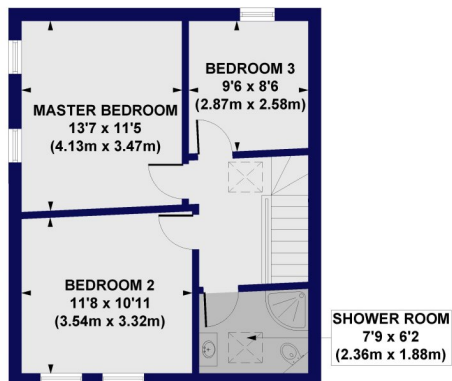
Location is remarkable. Nestled a mere 200 ft from Victoria Park, residents can revel in the beauty of nature, enjoying leisurely strolls, picnics, and a variety of recreational activities right on their doorstep. The local area surrounding the property is vibrant and offers an array of amenities to enhance everyday living. Within close proximity, you'll find a selection of trendy cafes, restaurants, and shops, catering to diverse tastes and preferences. Additionally, reputable schools and healthcare facilities are easily accessible, ensuring convenience for families. Transportation links are excellent, providing effortless connectivity to the wider city. Nearby bus stops and train stations offer efficient routes for daily commutes and easy exploration of the surrounding areas.

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Brookfield Road, E9
Approx. Gross Internal Floor Area 1482 sq. ft / 137.67 sq. m



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.

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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			
(92)	A		85
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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