



**WATTISFIELD ROAD, LONDON, E5**  
**£1,200,000 FREEHOLD**

**A RARELY AVAILABLE THREE BEDROOM PERIOD END OF TERRACE HOUSE WITH POTENTIAL TO EXTEND STPP & OVERLOOKING SOUTH MILLFIELDS RECREATION GROUNDS**

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## DESCRIPTION:

This charming period end-of-terrace house offers a delightful three-bedroom property with picturesque views overlooking the scenic South Millfields Recreation Grounds. Upon entering, you'll be greeted by a bright and inviting through lounge, where natural light floods in through the windows, creating a warm and welcoming atmosphere. The ground floor also boasts convenient access to the basement, accessible from the hallway, providing additional storage space or potential for conversion. Moving further into the house, you'll discover a generously sized kitchen diner that serves as the heart of the home this spacious area offers ample room for a dining table and chairs. From here, you can easily step out into the well-maintained garden, providing a tranquil space to relax. Ascending to the first floor, you'll find three double bedrooms, offering plenty of space for a growing family or accommodating guests. There is also a family bathroom and a separate WC. One notable feature of this property is its potential for extension, subject to obtaining planning permissions. This presents a wonderful opportunity to further enhance and customize the house to suit your needs and lifestyle, adding value and personal touches.

Located on Wattisfield Road, this period end-of-terrace house enjoys a fantastic position within a vibrant and well-connected local area. For outdoor enthusiasts, the property's enviable position overlooking South Millfields Recreation Grounds provides direct access to open green spaces. Additionally, nearby Hackney Marshes offers vast expanses of parkland.

When it comes to amenities, a wide range of shops, supermarkets, cafes, and restaurants can be found in the vicinity, catering to all daily needs and culinary desires. The vibrant and trendy neighbourhoods of Hackney and Stoke Newington are also within easy reach. Transport links are excellent with numerous bus routes serving the area, Hackney Central Overground Station is also a short walk away, providing swift connections, including Liverpool Street Station and the rest of the city via the London Overground network.

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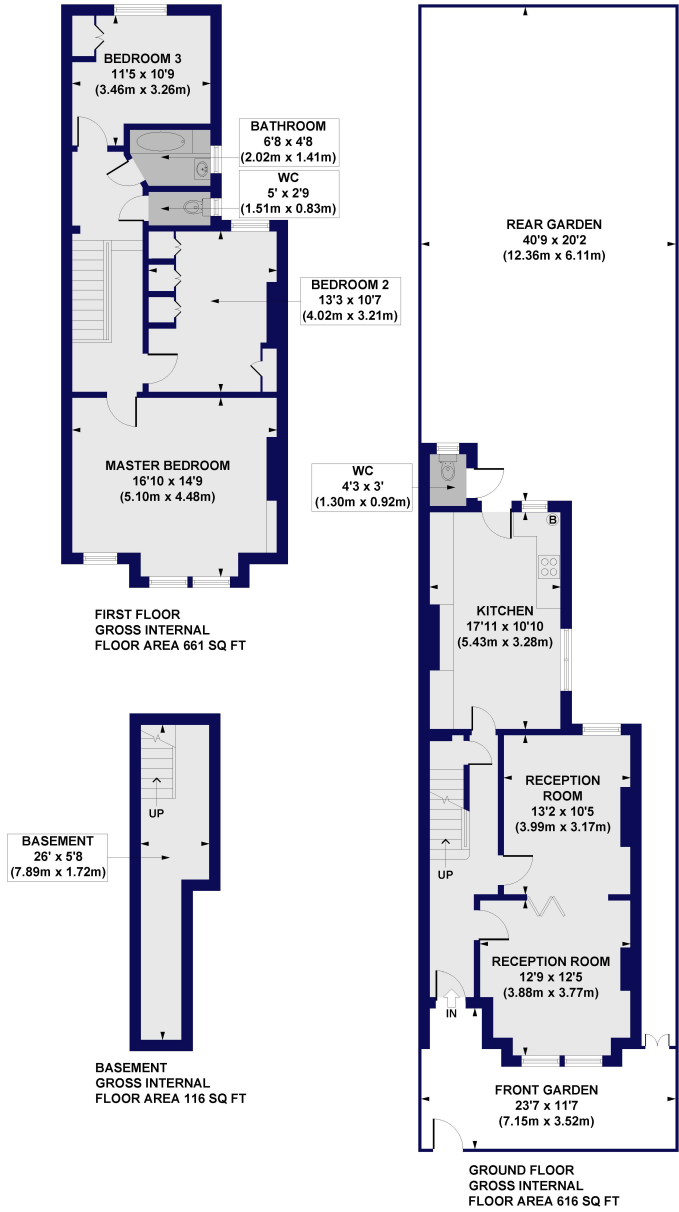


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# Wattisfield Road, E5

Approx. Gross Internal Floor Area 1393 sq. ft / 129.43 sq. m (Including Basement)

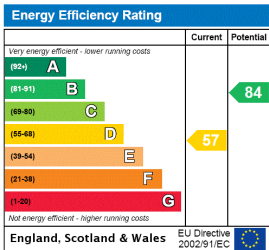
Approx. Gross Internal Floor Area 1277 sq. ft / 118.64 sq. m (Excluding Basement)



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.



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