





GUNTON ROAD, LONDON, E5

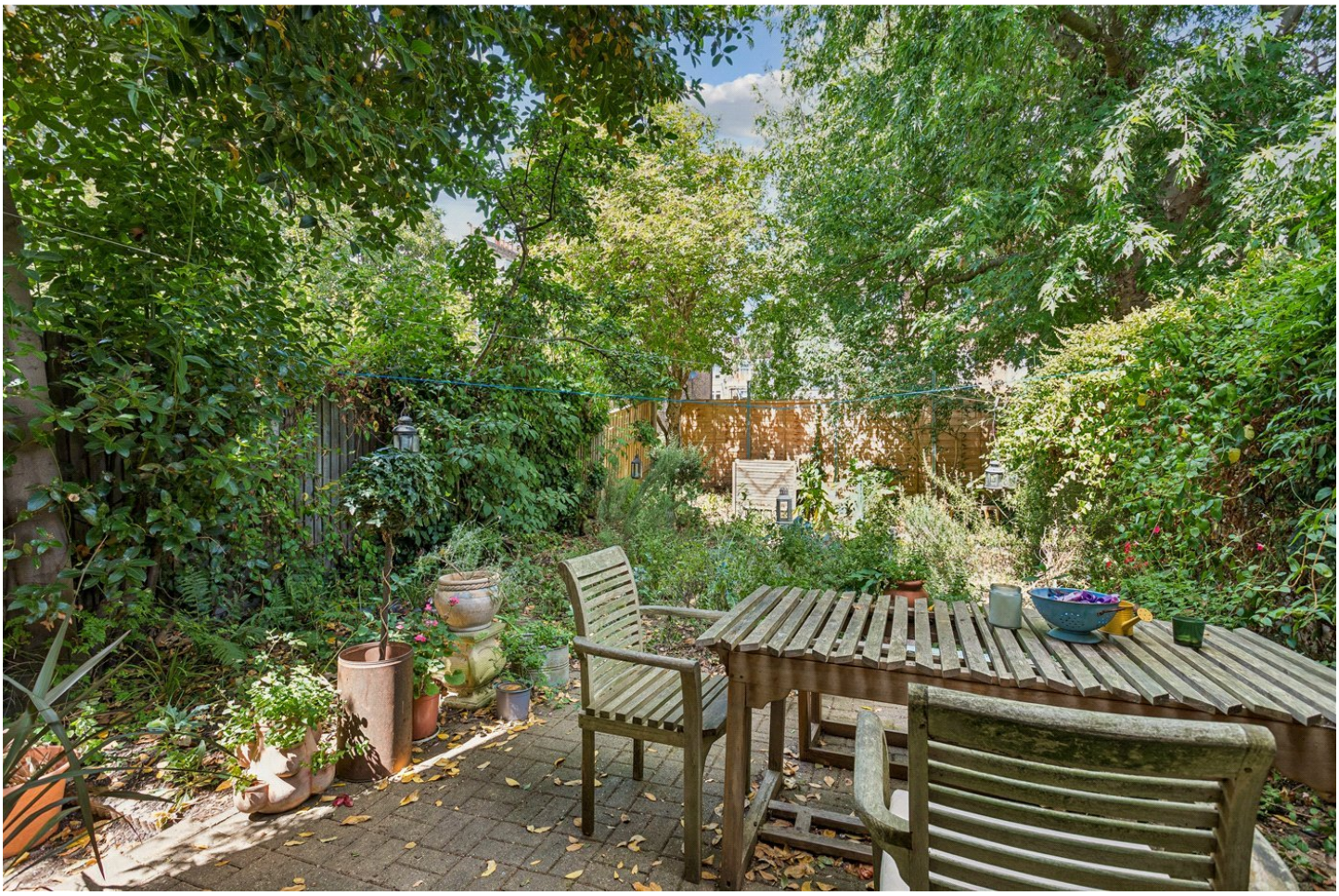
£1,150,000 FREEHOLD

CHARACTERFUL FOUR-BEDROOM PERIOD HOME WITH LARGE GARDEN IN CLAPTON

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DESCRIPTION:

Coming to the market for the first time in almost 20 years, this substantial Four-bedroom mid-terrace Victorian home offers a large garden and a wealth of original period features throughout.

Tucked on the ever-popular Gunton Road, the property retains an abundance of original features, including high ceilings, ornate cornicing, sash windows, fireplaces and stripped wooden floorboards, creating a home rich in charm . The ground floor offers two beautifully proportioned reception rooms, ideal for both entertaining and everyday family living, alongside a spacious kitchen and dining area that opens onto a private rear garden.

The upper floors provide four well-proportioned double bedrooms, complemented by a practical family bathroom, offering flexible accommodation for growing families or those working from home. A useful basement provides excellent storage or potential for further enhancement, subject to the necessary consents.

Perfectly positioned just moments from Clapton Overground Station, the property enjoys swift connections into the City, while the open green spaces of Millfields Park, the River Lea and Walthamstow Marshes are all within easy walking distance. The vibrant cafés, independent shops and restaurants of Upper and Lower Clapton are close by, along with an excellent selection of highly regarded local schools.

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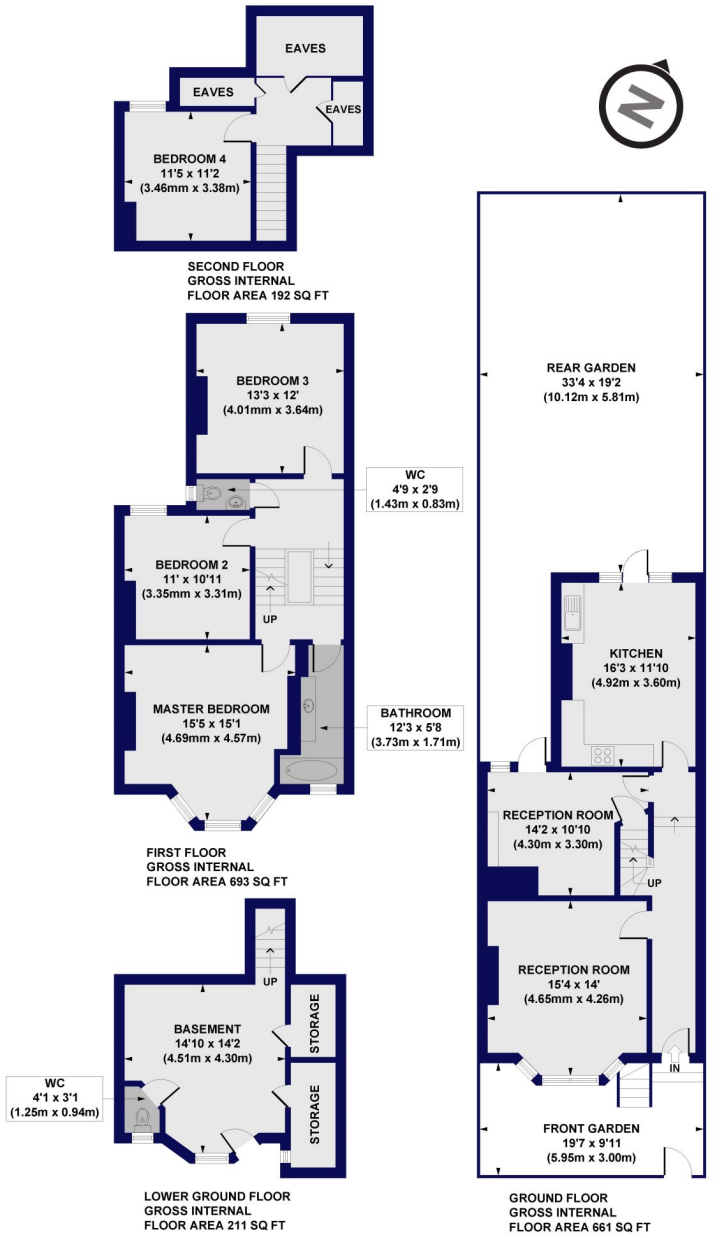




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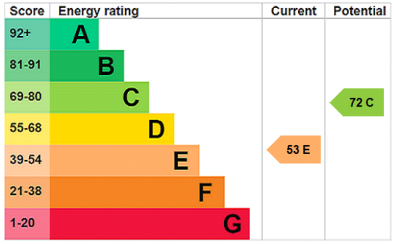
Approx. Gross Internal Floor Area 1757 sq. ft / 163.26 sq. m (Excluding Eaves & Storage)



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.



Tenure: Freehold

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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