

Roding Road, E5

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OIEO £1,300,000 *Freehold*

This exceptional four-bedroom family home has been lovingly refurbished. Upon entering the property, the hallway is lined with characterful wood panelling throughout the hall and stairway, a double reception room, flooded in natural light though the bay window, and benefits from feature fireplaces, cornicing, fitted shutters and neutral decor. The hallway then leads through to a large kitchen diner. Offering plenty of fitted cabinet storage and worktop space to a backdrop of exposed white brick, a Range style cooker and a Belfast sink. A dining table is well placed just in front of the bi-fold doors which lead out to a stunning garden, lined with mature shrubs and trees, currently furnished with a corner sofa and outdoor dining table perfect for entertaining.

The upper floors provide an abundance of natural light. All four double bedrooms are generous sizes, with the principal bedroom offering custom inbuilt storage, the extended upper floor bedroom benefits from fantastic light with an adjacent luxurious bathroom fitted with a circular jacuzzi bath. A walk-in contemporary shower room is located on the first floor.





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The house has been tastefully decorated and also benefits from a large basement area, perfect for storage and potentially converting in the future (Subject to Planning).

Roding Road is perfectly situated for an array of local amenities including independent shops, restaurants and coffee shops on nearby Chatsworth Road, which has a popular sunday market consisting of street food and local produce. The house is within easy reach of several popular local parks including, Hackney Marshes, Victoria Park and Well Street Common with access to desirable schools and nurseries.

Excellent transport links are nearby with Homerton overground station and numerous bus routes offering effortless connections throughout London and beyond.



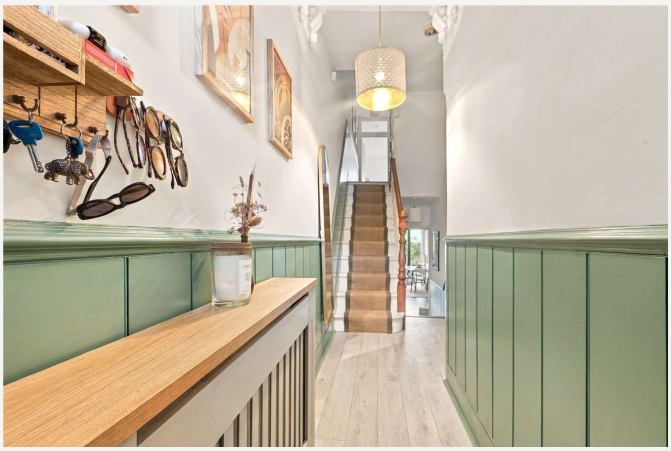










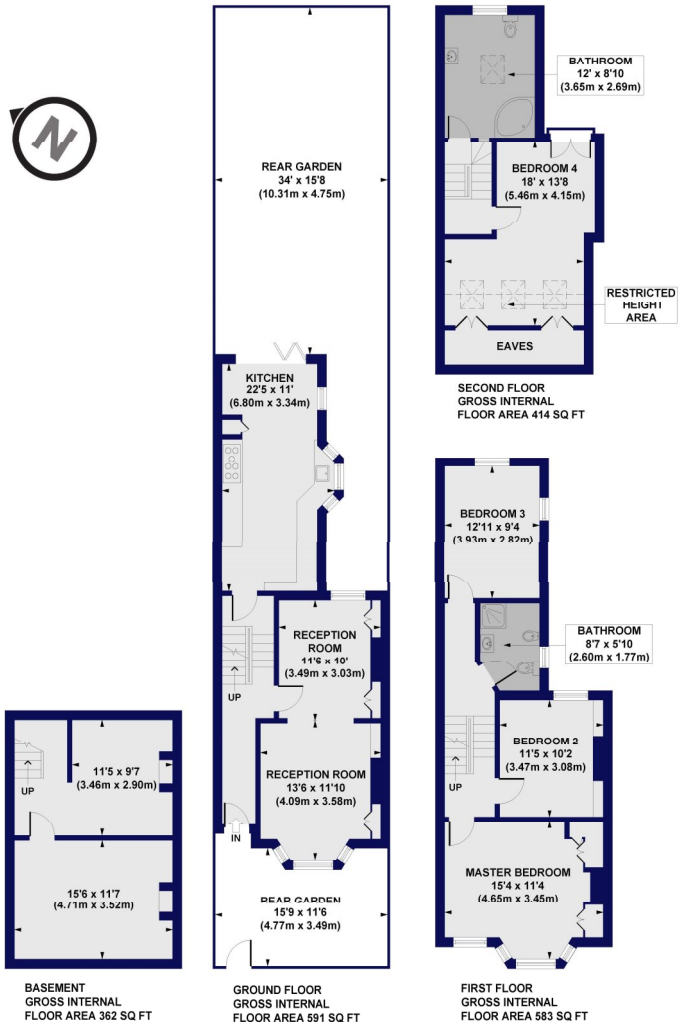


MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: D

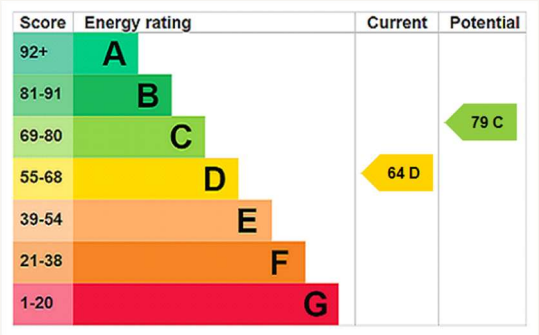
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Approx. Gross Internal Floor Area 1950 sq. ft / 181.20 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1856 sq. ft / 172.45 sq. m (Excluding Restricted Height Area & Eaves)



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.

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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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