



CASIMIR ROAD, LONDON, E5
£800,000 FREEHOLD

A RARELY AVAILABLE THREE BEDROOM FREEHOLD HOUSE WITH ITS OWN GARAGE & DRIVEWAY

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DESCRIPTION:

This three-bedroom freehold house on Casimir Road offers the perfect opportunity for those looking to put their own stamp on a property. Although in need of renovation in places, this house has the potential to be transformed into a beautiful family home. The property is spread over two floors, with a generous living room, dining area and kitchen on the ground floor. The living room is a good size and benefits from plenty of natural light, while the dining area provides ample space for entertaining. The kitchen, although dated, is functional and offers the potential to be modernised to suit the needs of the new owners. On the first floor, there are three well-proportioned bedrooms, providing plenty of space for a growing family. There is also a family bathroom that requires modernisation. The highlight of this property is undoubtedly the large rear garden, which offers plenty of space for outdoor living and entertaining. At the bottom of the garden, there is a large shed/outer building that could be used for a variety of purposes, such as a home office or additional storage space.

In addition to the potential to renovate the existing property, there is also the possibility of extending (subject to planning permission). This offers the opportunity to create additional living space and potentially add value to the property.

Located in the heart of Hackney, Casimir Road is well placed for local amenities, including shops, cafes and restaurants. The area is also well served by transport links, with Hackney Central station just a short walk away. This property offers a fantastic opportunity for those looking for a project and the chance to create a home in a sought-after location.

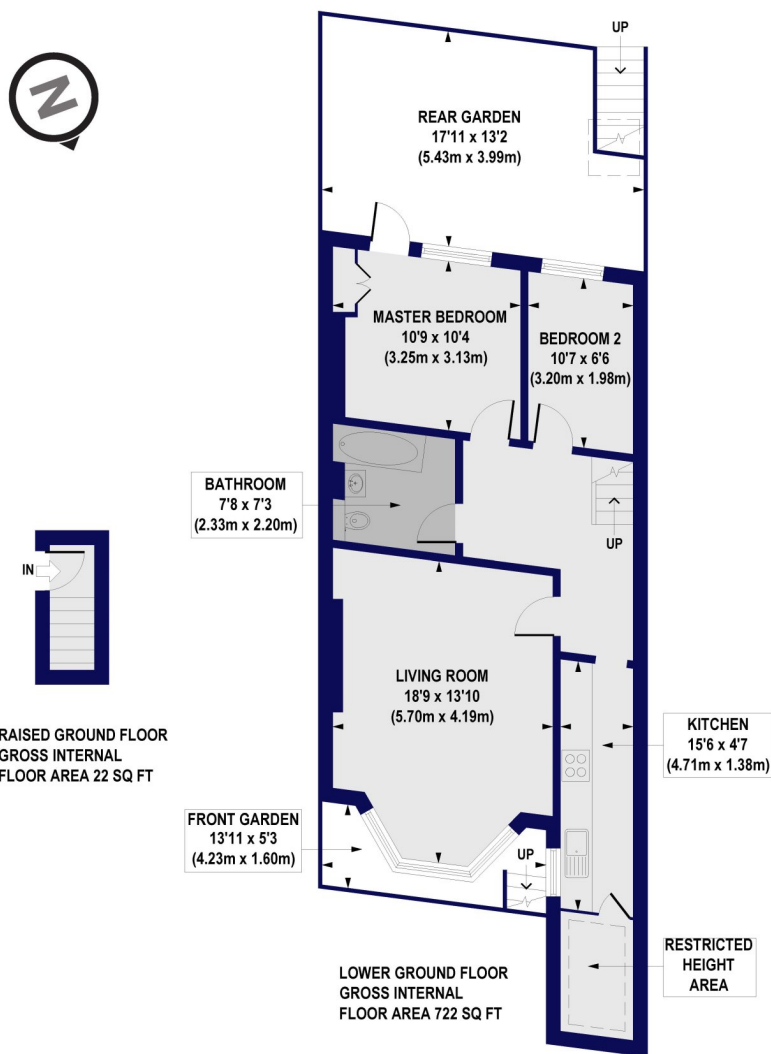
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Amhurst Road, E8

Approx. Gross Internal Floor Area 744 sq. ft / 69.15 sq. m (Including Restricted Height Area)
 Approx. Gross Internal Floor Area 710 sq. ft / 65.95 sq. m (Excluding Restricted Height Area)



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	
(92-100) A	88
(81-91) B	
(69-80) C	
(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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