





HALESWORTH CLOSE, LONDON, E5 **£600,000** FREEHOLD

## A THREE BEDROOM FREEHOLD HOUSE JUST MOMENTS TO CLAPTON STATION AND CHATSWORTH ROAD

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## **DESCRIPTION:**

Nestled in the heart of this vibrant neighbourhood, this three-bedroom freehold house presents a rare opportunity to own a piece of tranquillity in the heart of London and has great potential for someone to put their own stamp on it. Step into the ground floor, and you're greeted by a spacious kitchen diner, a convenient utility room, and a generously proportioned reception room. Adjacent to the reception room, a sunlit conservatory extends the living space, providing a seamless transition to the private garden. Ascending to the first floor reveals three bedrooms, two of which boast ample space for double beds. This floor also benefits from a family bathroom and a separate WC.

The local area is synonymous with a sense of community and convenience. Parks and green spaces abound, providing an escape from urban hustle, while local amenities cater to daily needs. Transport links are a hallmark of the locale, with easy access to public transportation ensuring that the heart of London is just a journey away. Halesworth Close benefits from its proximity to major roadways, making commuting a breeze, while nearby schools and recreational facilities underscore the family-friendly nature of the community.







## Halesworth Close, E5 Approx. Gross Internal Floor Area 924 sq. ft / 85.85 sq. m BEDROOM 2 11'7 x 6'7 (3.51m x 1.99m) BEDROOM 3 MASTER BEDROOM 11'7 x 5'11 (3.51m x 1.79m) WC SHOWER ROOM 5'9 x 5'7 (1.74m x 1.69m) (1.37m x 0.73m) FIRST FLOOR GROSS INTERNAL FLOOR AREA 430 SQ FT REAR GARDEN CONSERVATORY (3.00m x 2.15m) KITCHEN / DINING ROOM LIVING ROOM 14'6 x 10'9 (4.41m x 3.27m) 12'5 x 11'3 UTILITY 7'9 x 5'11 (2.34m x 1.79m 11'9 x 7'1 (3.57m x 2.16m) **GROUND FLOOR**

Winkworth

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.

GROSS INTERNAL FLOOR AREA 494 SQ FT

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.