



BLURTON ROAD, LONDON, E5  
£850,000 FREEHOLD

# A THREE BEDROOM HOUSE IN NEED OF MODERNISING AND POTENTIAL TO EXTEND STPP

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## DESCRIPTION:

This three-bedroom freehold house offers ample living space spread across approximately 1253 sq ft. As you step inside, you'll find a well-designed ground floor layout, starting with a fully fitted kitchen to your right. The ground floor also features a spacious reception/dining area, perfect for entertaining guests, as well as a second reception room that opens up to the garden, creating a seamless indoor-outdoor flow. Additionally, the convenience of a downstairs shower room and a separate guest WC ensures practicality for everyday living. Venturing to the first floor, you'll discover three well-proportioned bedrooms. Two of the bedrooms are double rooms with ample space for wardrobes, while the smaller bedroom presents an ideal option for a home office or nursery. The family bathroom completes the first-floor amenities, providing a comfortable and functional space for personal care. Moreover, this property has the added potential for expansion, as there is access to the loft that can be converted into additional living space, subject to planning permission.

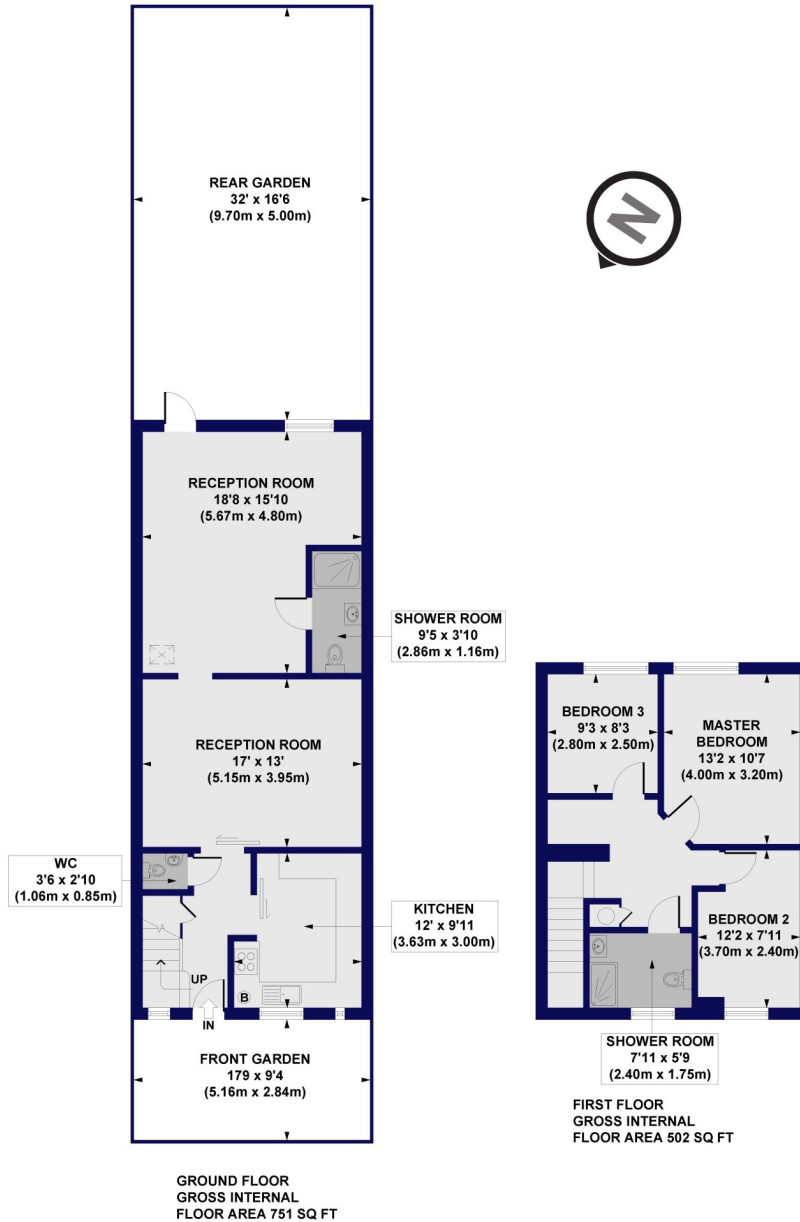
Nestled in the local area, residents of Blurton Road enjoy a host of amenities at their doorstep. Various shops, supermarkets, and eateries cater to daily needs and provide an array of dining options. The neighbourhood also offers green spaces and parks, providing opportunities for outdoor leisure and activities. Transport links are convenient and accessible, making commuting and traveling a breeze. Regular bus services and nearby train stations connect you to the wider city, while road networks facilitate easy access to surrounding areas.

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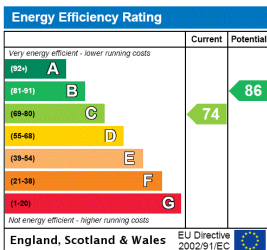
**Blurton Road, E5**  
**Approx. Gross Internal Floor Area 1253 sq. ft / 116.39 sq. m**



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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.



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