



POYNTER ROAD, EN1
£500,000 FREEHOLD

**A STYLISH VICTORIAN HOUSE BOASTING
SPACIOUS ACCOMMODATION FILLED WITH
MODERN FINISHING TOUCHES.**

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DESCRIPTION:

A stunning Victorian terraced house boasting 1064 Sq.ft of living accommodation, conveniently located within easy reach of Bush Hill Park BR station (to Liverpool Street), local shopping amenities and parks. The property has been significantly updated to create a modern interior filled with an array of imaginative features.

The ground floor showcases an impressive, open-plan kitchen with an extensive range of integrated appliances, LED over counter and plinth lighting, stone worktop and splashback. An adjoining dining/reception room enjoys a bespoke entertainment unit which is wired for a surround sound system and gaming, whilst at the rear of the house is a spacious second reception room. The ground floor also benefits from a WC located at the end of the entrance hall. The first floor provides a modern family bathroom and three double bedrooms, each with fitted wardrobes and one with an en-suite shower room. Externally you will find a beautifully landscaped rear garden with an artificial lawn, lighting, sun deck and a shed.

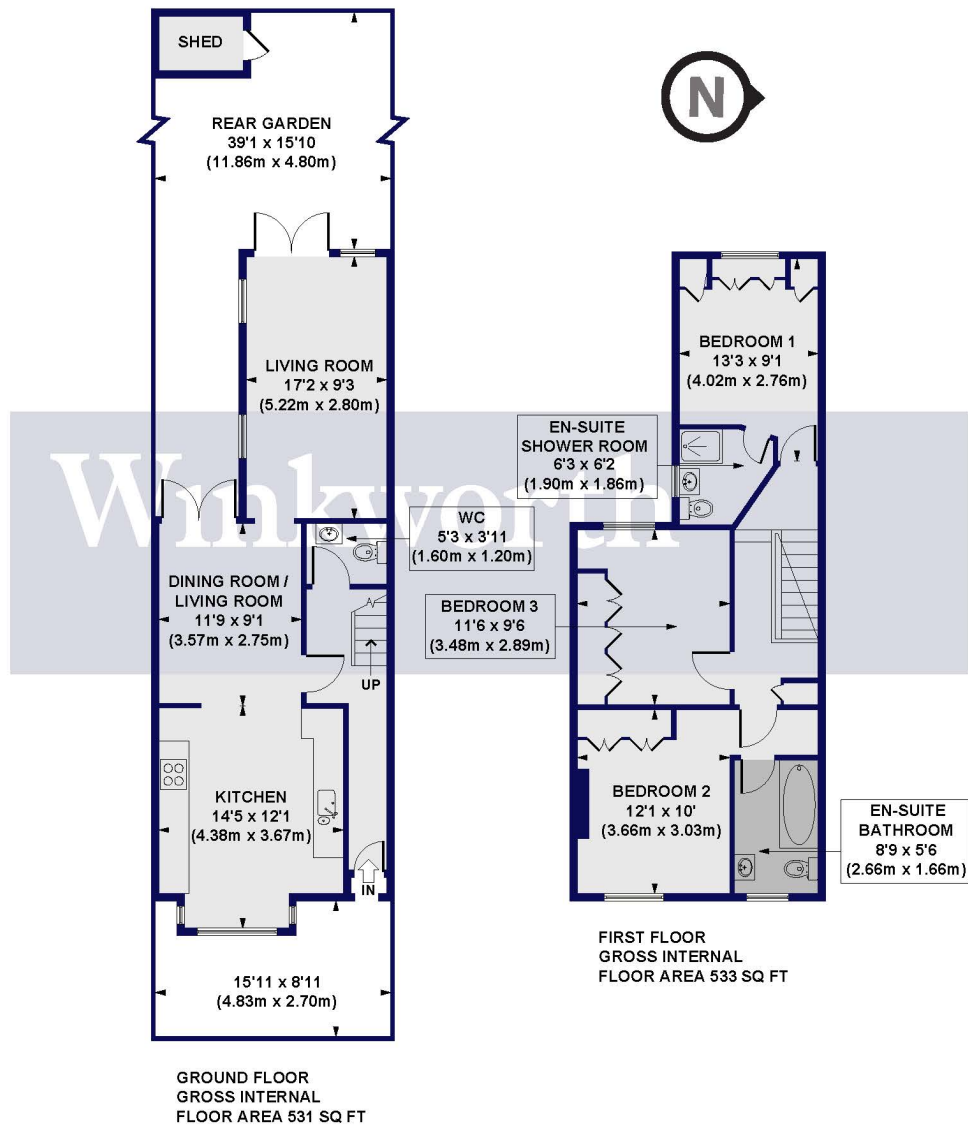
AT A GLANCE:

- Stunning Victorian House
- Located Close to Bush Hill Park BR Station
- Superb Open-Plan Accommodation on Ground Floor
- Extensive Modern Kitchen with Two-Tone Units
- Three Double Bedrooms
- Bespoke Built-in Storage and Wardrobes
- Modern First Floor Bathroom Plus and En-Suite Shower Room
- Ground Floor WC
- Landscaped Rear Garden





Poynter Road, EN1
Approx. Gross Internal Floor Area 1064 sq. ft / 98.85 sq. m



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 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	
A (92-100)	89
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



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