



Holcroft Road, E9

£1,250,000

Dexters



Holcroft Road, E9

A modern Georgian townhouse with four double bedrooms, situated in Victoria Park Village, is available as a freehold end-of-terrace property. Spanning three floors in excess of 1230 sqft, the house includes a garden, private roof terrace access, and designated outdoor space for bikes and storage. The terrace also measures 425sqft.

Entering the ground level reveals a spacious hallway with marble flooring, leading to a separate kitchen, downstairs WC, a generous living room with dining area with wooden flooring, opening out to the garden through double doors. On the first floor there is two double bedrooms and a bathroom that has marble flooring, one of the bedrooms has built in storage and both have sash windows with built in french shutters and there is wooden flooring throughout. Upstairs, the top floor accommodates two additional double bedrooms and a family bathroom. A light-filled hallway on this floor provides access to the private roof terrace with expansive views of East London.

Holcroft Road sits within 100 yards of local amenities on Well Street, with Well Street Common and Victoria Park Village under half a mile walk. The lively Broadway Market is just over half a mile walk away. This property is conveniently located close to outstanding primary and secondary schools and is half a mile from London Fields train station.

Features

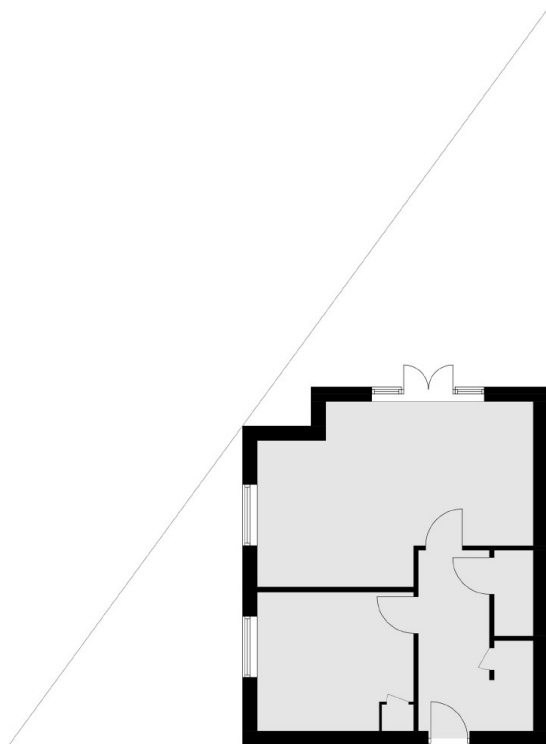
- Four double bedrooms
- End-of-terrace
- Two bathrooms
- Private garden
- Sash windows
- EPC rating: C



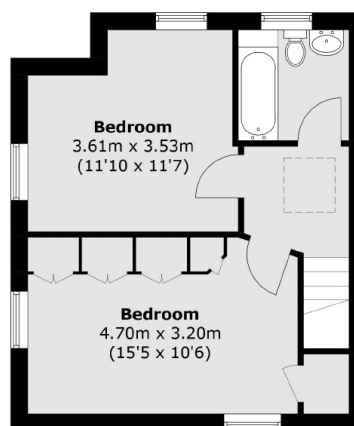




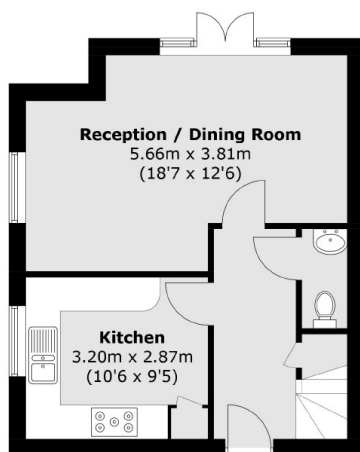
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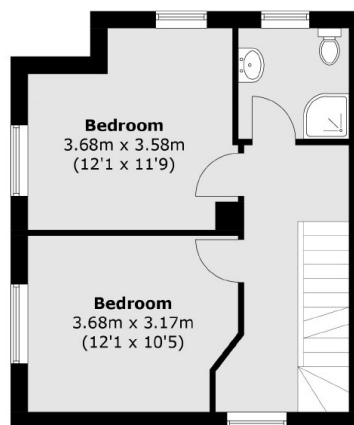
Site Plan



Second Floor



Ground Floor



First Floor