



LOVE LIVING

HACKNEY



45 Cotesbach Road, Hackney, E5 9QJ
£1,600,000





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- Four double bedrooms
- Large garden
- Close to the green spaces of Millfields Park and the marshes
- Three bathrooms
- Farrow & Ball and Little Greene paint throughout
- Original features
- Restored wooden double glazed sash windows
- Basement offering great extension potential (subject to the usual planning consents)
- Over 2,346 square feet (including the basement)
- Defra approved Contura log burner

The Home -

This stunning four-bedroom house has a wider than average footprint and is over 2,482 square feet (including the basement & eaves). Situated on one of Lower Clapton's most sought-after roads, the ground floor has been enlarged with a glazed side return extension that fills the living space with natural light and Shuco bi-fold doors that open out onto the large garden. Original features throughout such as Victorian tiling and fireplaces compliment the period feel, a well-considered concise palette of expertly used materials and Farrow & Ball/Little Greene paint throughout, underfloor heating below the wooden flooring, a three oven Aga, Defra approved Contura log burner and three bathrooms. Cotesbach Road sits in the catchment area for numerous highly rated schools, the open green spaces of Millfields Park and Hackney Marshes are moments away plus Clapton overground station provides swift access to the city and beyond.



The Indoors

The front garden is blessed with a Plum tree that bears wonderful fruit every summer. As you enter the front porch we have original Victorian tiling either side of the stained glass front door. Once inside the main hallway, the beautiful original Victorian tiling is underfoot and we have Little Greene 'Portland Stone' painted walls. The main living room is painted in Little Greene 'Wood Ash' and is blessed with a Defra approved Contura log burner and an original Victorian fireplace, there are bespoke fitted bookshelves, the bay is fitted with a fully restored wooden sash window overlooking the front garden and there are wooden floors underfoot. Down a few steps into the extended kitchen/diner there is a cleverly positioned skylight that welcomes in lots of natural light along with the main skylight above the kitchen table. This room is the heart of the home and is wonderfully bright and spacious, underfloor heated beneath the wooden floors and painted in Little Greene 'Pearl'. Shuco bi-fold doors open out onto the lush garden, a handy kitchen island is topped with a wooden surface and houses the kitchen sink, integrated dishwasher and washing machine. There is excellent bespoke cabinetry aplenty and wooden worktops but the centre piece of the kitchen area is the gas powered three oven Aga, there is also the added benefit of a separate built in Miele oven with gas hob and extractor fan. Just off the kitchen in the hallway there is a downstairs W.C. with a hand basin, a handy storage cupboard and the entrance to the basement where we have two rooms ideal for a children's play area and great storage options.

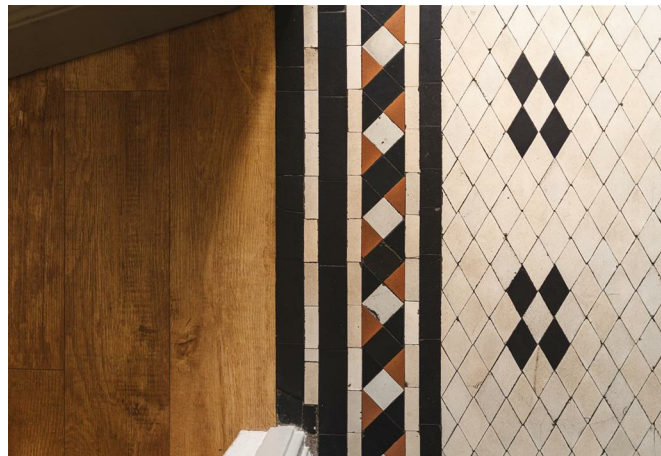
Ascending the carpeted stairs onto the first floor we have the third bedroom which a great sized double, there are wooden sash windows overlooking the garden, painted in Little Greene 'Livid' and bespoke built in wardrobes. The bathroom on this floor is painted in Little Greene 'Tuscan Red', there is a tiled bath with waterfall shower and separate handheld shower head, hand basin with mirror above, heated towel rail, frosted windows and W.C. Up a couple more stairs we have the main bedroom which is a lovely room complimented with a large wooden sash bay window, bespoke fitted Oak wardrobes and the room is painted in Farrow & Ball 'Cromarty'. The en-suite bathroom has a walk-in shower, hand basin with mirror above, heated towel rail, frosted window and W.C. The second bedroom is also a great sized double painted in Little Greene 'Inox', there is a built in bespoke library, trunk, drawers, a step ladder and the sash window overlooks the garden. On the top floor of the house is the loft conversion, this a large room with Velux windows filling the space with natural light plus extra windows overlooking the garden, there is handy eaves storage and the paint here is Little Greene 'Tracery'. There is another en-suite here that has Little Greene 'Blush' paint and is equipped with a walk in shower, hand basin, a heated towel rail and W.C. Additional features for the house are a wireless krypto alarm system, plus a large water tank on the first floor which provides really good water pressure throughout the house and maintains hot water constantly.

The Outdoors

The house has a large garden with mature trees, grapevine and a patio area providing an excellent space for alfresco dining and entertaining. The front garden has bike storage space and a Plum tree that bears fruit every summer.

Loving the location

Cotesbach Road is conveniently positioned on one of Lower Clapton's most desired roads, only moments from Millfields Park and Chatsworth Road, which runs north from Homerton to Millfield's Park and Hackney Marshes,





offers many independent shops, cafes and restaurants, including Ramen cafe Men and specialist suppliers L'epicerie 56. Stone Bros is excellent for coffee, and there is a weekly food market on Sundays. Restaurants such as Uchi, My Neighbours The Dumplings and Lucky & Joy, in addition to the legendary wine bar P. Franco are all nearby in Lower Clapton. The Elderfield is a classic local favourite pub. The Castle Cinema, is independently crowdfunded and screens features, as well as classic and contemporary art-house films. Blok gym is a few minutes walk away. The Dusty Knuckle bakery makes a weekly delivery of sourdough bread plus many other delights!

Cotesbach Road sits in the catchment area for Rosemary Works nursery and many fantastic primary and secondary schools, including Rushmore primary, Millfields community school and Clapton girls academy.

The closest stations are Clapton overground and Hackney Downs, which offers direct lines to Liverpool Street in under ten minutes. Hackney Central offers lines to Stratford and, Highbury & Islington.

Directions

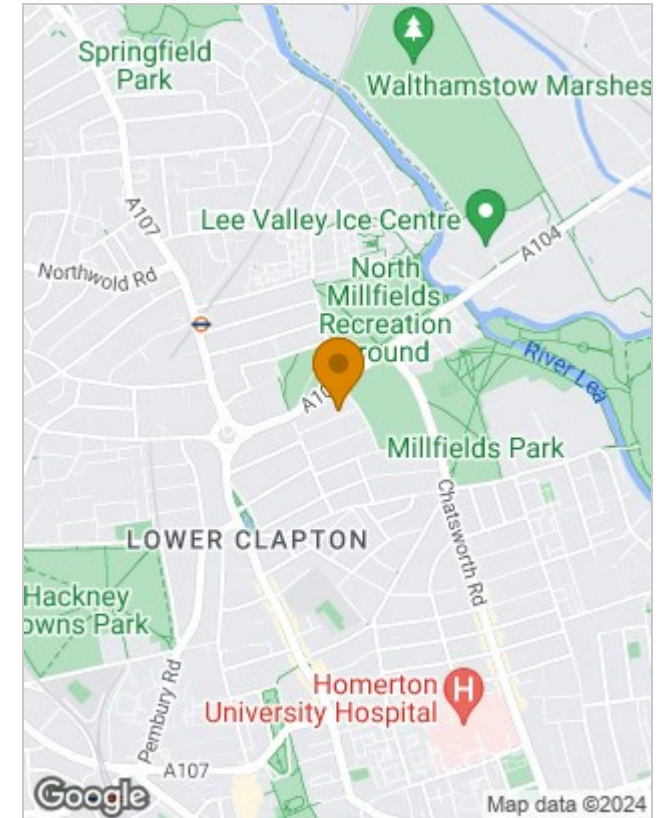




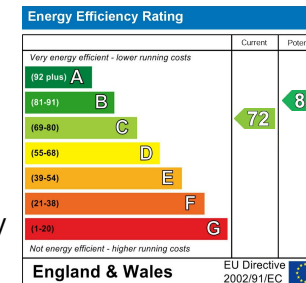
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.