



Belvedere Road, E10 7NW

£600,000

Freehold

Castles

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Presenting a remarkable opportunity to own a delightful 3-bedroom freehold family home, perfectly situated at the end of a terrace. Spread across two floors, this residence boasts immense potential for expansion into the loft area, subject to planning permission. With two generously-sized double bedrooms and an additional single bedroom, there is ample space to accommodate the whole family. A well-appointed family bathroom adds to the convenience and comfort of this charming abode. Step outside and discover a picturesque south-facing garden that is sure to be your private oasis. Additionally, a versatile garage/outbuilding, accessible via a convenient service road, offers ample storage space or the potential for a variety of uses. Location-wise, this property enjoys exceptional access to Central Leyton, Walthamstow, and Hackney, granting you effortless connectivity to these vibrant destinations. Indulge in fantastic shopping facilities at Bakers Arms, ensuring that all your retail needs are met with ease. Immerse yourself in the beauty of the surroundings, as you take leisurely strolls to Jubilee Park and Hackney Marshes, where nature's wonders await. For those seeking recreational activities, the new ice-skating rink and equestrian centre provide thrilling options. Explore the charming Chatsworth Road, which is within walking distance, and uncover its eclectic mix of shops and amenities. When it comes to dining out, you'll be spoiled for choice. Leyton offers a diverse range of restaurants and pubs, just a short stroll away. Leyton High Road is also within walking distance, providing further options. For a delightful local pub experience, The Hare and Hounds is just a few minutes' walk from your doorstep. Embrace the allure of this 3-bedroom family home, with its potential for expansion, enviable location, and a wealth of nearby amenities. Don't miss out on the chance to make this your dream home!

What the Owners say - Great location near train station and bus routes in to London. Has been in same ownership since new. Recently refurbished. Garden - rear double garage space with gated ally way access, side entrance through the garden. Planning opportunity with rear extension, side and loft.

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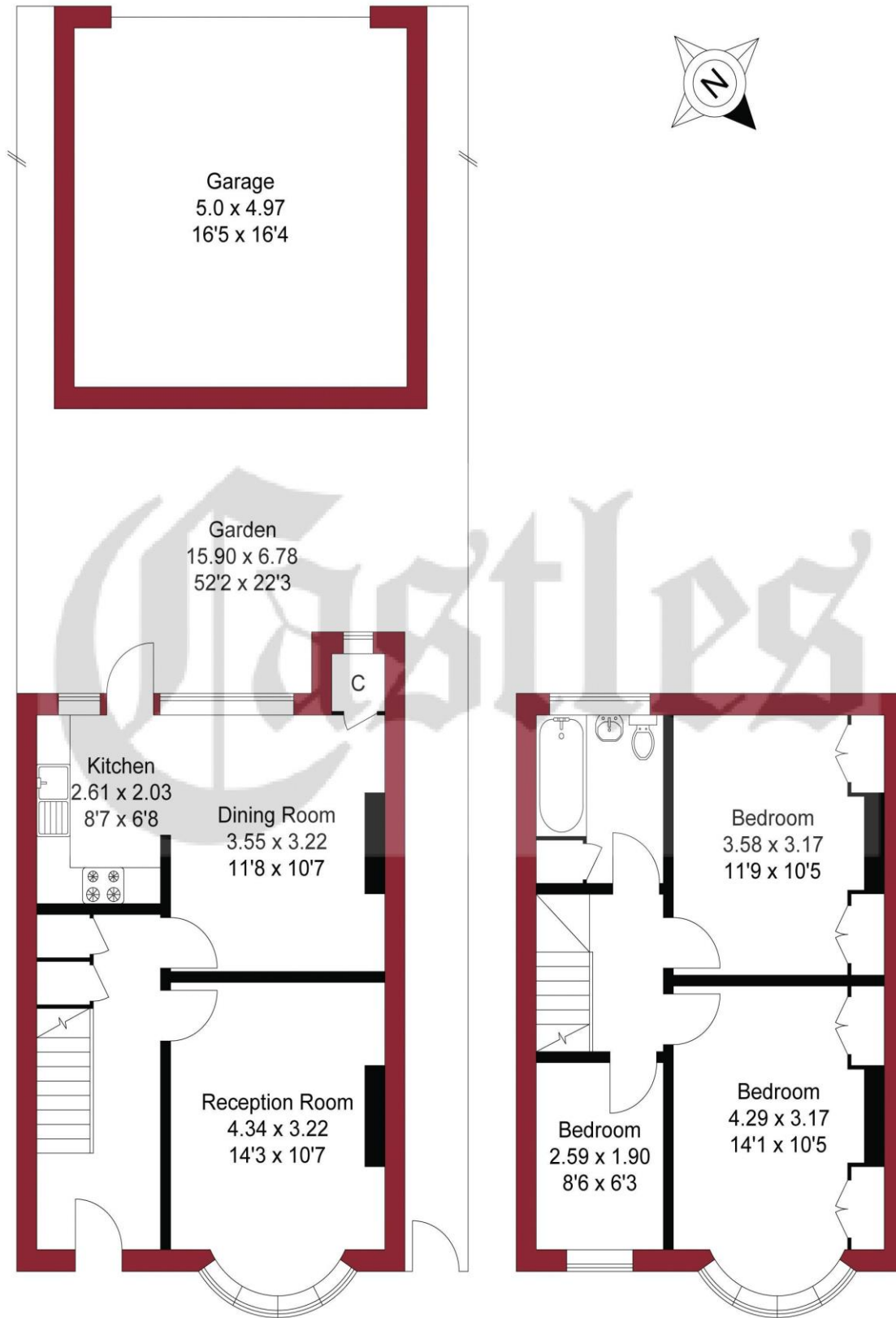
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APPROXIMATE GROSS INTERNAL AREA
79.94 sqm / 860.46 sqft (Excluding Garage)
104.79 sqm / 1127.95 sqft (Including Garage)



GROUND FLOOR

FIRST FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

An overview of the area

Lower Clapton

A socially diverse and vibrantly multicultural area bounded by the open green spaces of Hackney Downs to the West, Lea Valley park to the East and the conservation area of Clapton ponds to the North. The area boasts an array of period properties combined with modern apartment buildings.

With its diverse independent retailers in Chatsworth Road and the 'ever popular' high street shopping facilities of Mare Street, accompanied with local schools and transport facilities ensures that Lower Clapton remains a desirable area to reside.

Transport

The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

Shopping And Leisure

A diverse selection of shops, restaurants, bars and cafés accompanied by an array of local heritage sites, theatres and recreational facilities can be sourced locally.

Directions to the office

If you are visiting the office by car you will find parking in the side roads off Lower Clapton Road or pay & Display directly outside our office in Median Road. (Turn into Powerscroft Road(one-way) and right again into Median Road).

Property Information:

Tenure – Freehold

Tenure Arrangement – Freehold

Service Charge – Na

Ground Rent – Na

Council Tax – D

EPC – tbc

Internet Speed: tbc

How old is the boiler- 3 years Last Serviced- 2022

Location of the stopcock – tbc

Building and Appliance Warranties and Guarantees - Boiler & Windows

What are the neighbours like - Quiet and respectful.

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