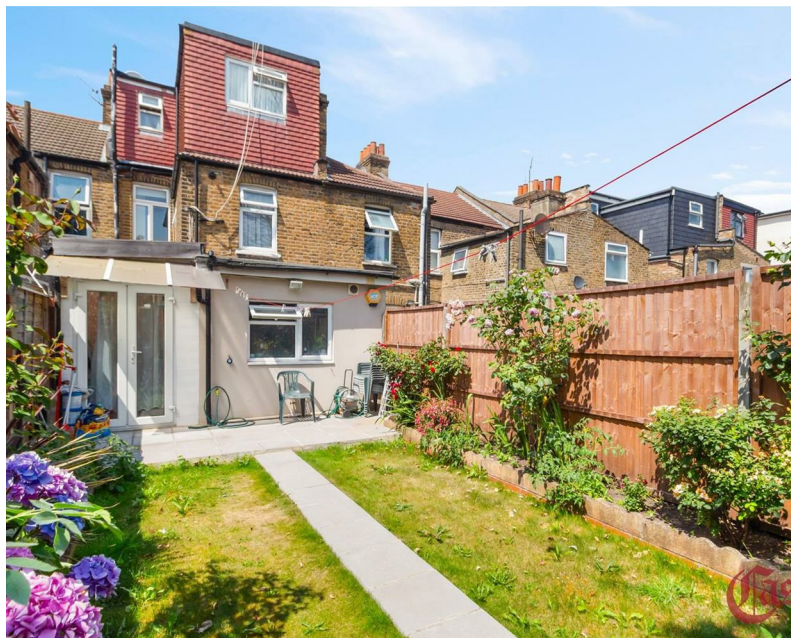




Castles

OFFERS IN EXCESS OF
£700,000
Waterloo Road
London, E10 7HR

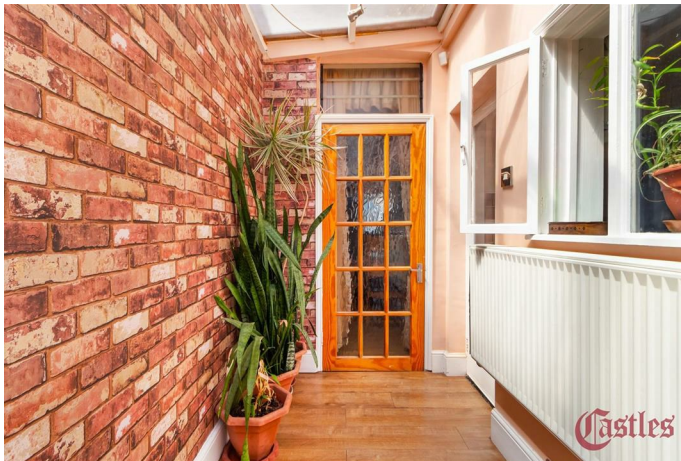
Castles



PROPERTY SUMMARY

Castles Hackney presents this spacious and well-presented five-bedroom freehold mid-terraced home, set across three floors and ideal for growing families. This attractive property has been thoughtfully extended to the rear and into the loft, making excellent use of the available space. The ground floor comprises a generous through-lounge, a well-equipped kitchen, a lean-to, and a large family bathroom. A well-proportioned private garden with a storage shed and a cellar offering additional storage complete the lower level. On the first floor, you'll find two sizeable double bedrooms, a convenient W/C, and a smaller bedroom ideal as a nursery or home office. The converted loft houses a further two double bedrooms and an additional modern family bathroom, providing flexible living accommodation throughout. Located just off Lea Bridge Road, the property benefits from easy access to a variety of local cafes, restaurants, and amenities. Excellent transport links are close by, with bus routes providing direct access to Central London, Stratford, and Walthamstow Central. Nearby stations include Leyton Midland Road, Lea Bridge, and Walthamstow Queens Road-all within a mile. Residents also benefit from proximity to local green spaces such as Jubilee Park and a selection of well-regarded gyms. The home falls within the catchment area for several Ofsted-rated 'Outstanding' schools, making it an excellent choice for families seeking both space and convenience.





Waterloo Road, E10

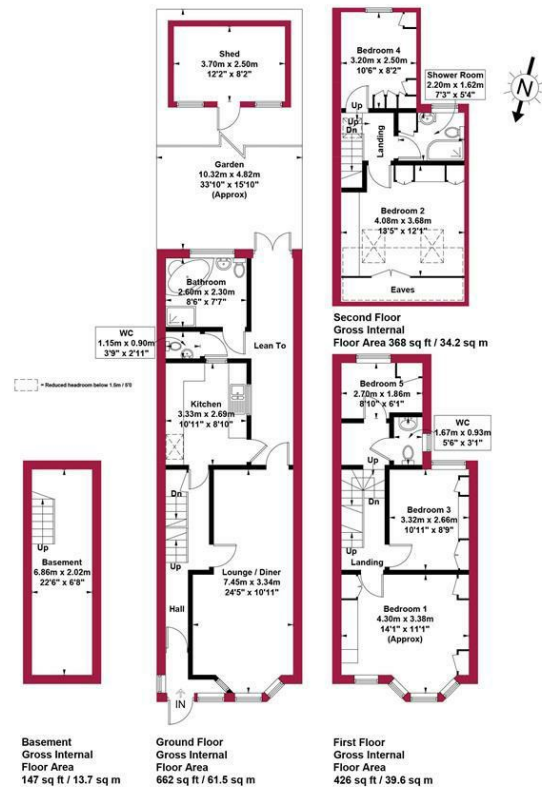
Approximate Gross Internal Area = 1702 sq ft / 158.2 sq m
(Including Basement / Shed / Eaves)

Reduced Headroom = 80 sq ft / 7.4 sq m

Shed = 99 sq ft / 9.2 sq m

Approximate Gross Internal Area = 1702 sq ft / 158.2 sq m
(Including Basement / Shed / Eaves)

Shed = 99 sq ft / 9.2 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



A guide to the area

Transport

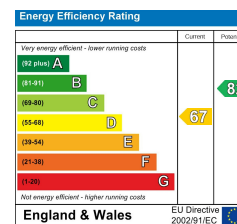
The area is served well through a network of local bus routes and train services. (Hackney Downs Main Line Station into Liverpool Street and Homerton & Hackney Central Stations on the North London Line

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)



House - Terraced Freehold

Council: Hackney

Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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E5 0RN

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