



Gunton Road, E5

£1,300,000

A grand Victorian four double bedroom terraced house on a desirable & community orientated street in Clapton. The property retains many of its original period features, has a large mature south facing garden and full height basement with separate entrance.

The property is within the catchment area of many Ofsted outstanding primary & secondary schools and is only 500ft away from Clapton Overground Station giving you excellent transport links to the City and the rest of London. Millfields Park, the River Lea and Walthamstow Marshes providing many opportunities for outdoor recreation. There are many well known pubs within walking distance including The Crooked Billet, Princess of

Features

- Four Double Bedrooms
- Victorian Terrace
- Four Floors
- Original Period Features
- South Facing Garden
- Basement
- Millfields Park



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On the market for the first time in over 30 years this home offers four floors of living space over 1780 sq ft. The wider than average hallway has the original Victorian tiled floor leading you upstairs to the bedrooms or down stairs to the living area and large garden.

To the front of the home is a bright dining room with a large bay window and to the rear is a fitted kitchen with access to the basement and garden. The reception room has glass french that open up onto the mature south facing garden with fish pond.

The first floor consists of three double bedrooms, a family bathroom and separate W/C. On the top floor is another double bedroom and built in storage. There are 10ft high ceilings throughout the property.

In the full height basement is a separate storage space, utility room and W/C. It could be used in many different ways including a separate studio as it has its own access to the street. There is also potential to do a side return and extend into the loft, subject to planning.



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Total area (approx): 165.55 sq m (1782 sq. ft)