

## CHESTER CRESCENT, HACKNEY

### Offers In Excess Of £850,000 Freehold 3 Bed House



#### Features:

- Three Bedroom Property
- Private Front and Rear Gardens
- Approx 1114 Square foot
- Open Plan Living Space
- Moments from Dalston Kingsland Station
- Short Walk to Hackney Downs

A striking, three double bedroom, three bathroom, open plan family home. This captivating property is in a fantastic setting, just a short walk from Dalston Kingsland station and Hackney Downs Park, and with a private courtyard and garden.

Your gated crescent has plenty of private, residents' parking, while your home also has the additional benefit of a private courtyard to the front, perfect for storing bicycles or as an extra entertaining space.

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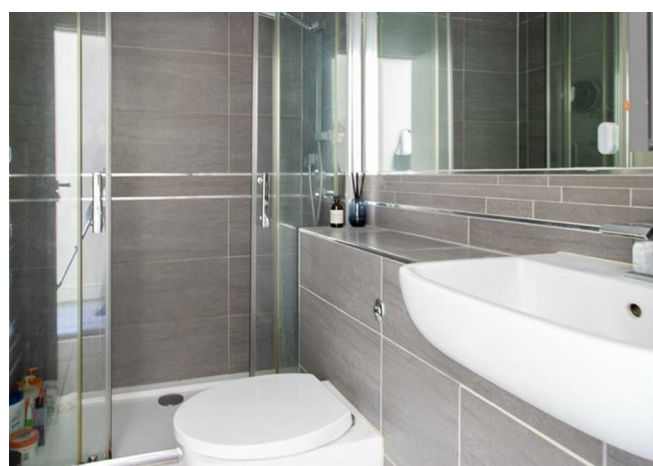
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#### IF YOU LIVED HERE...

You'll have a real sense of tranquillity as you enter your home through your large, private walled courtyard. Stepping through your front door, you'll find a sizeable entrance hall with a handy purpose built cupboard where you can hang your coat or slip off your shoes. Your breath will be taken away as you open the double doors into your 350 square foot, open plan kitchen, living and dining room, where triple aspect windows bathe the whole space in natural light and engineered hardwood runs underfoot.

In your kitchen, glossy cream cabinets and chunky granite countertops frame stainless steel appliances and, back in the living room area, double patio doors lead out to your rear garden. Out here you'll find paving, lawn and mature screening foliage, creating an oasis of lush relaxation and al fresco dining space. Back inside, you'll pass through the living space to find two, 200 square foot, double bedrooms, both with smoky plush carpet and large bright windows. The principal bedroom has a spacious, contemporary en suite with stroll in shower, and your family bathroom is next door with pristine oversize tilework and shower over the tub.

A statement, glazed wall allows plenty of extra light to flow into your stairwell, and as you head up to the first floor you'll find another enormous open plan double bedroom and en suite. A large skylight in the bathroom adds extra

natural light, and there's also a roomy walk in shower, soft sandstone tiling, some convenient eaves storage and plenty of bespoke shelving for storing your personal belongings. The bedroom area has more custom made shelving and soft, velvety carpet to sink your toes into.

Walking 500 yards in either direction from your front door, you'll find Dalston Kingsland and Hackney Downs stations. From Dalston Kingsland there are direct Overground trains to Hackney Central, Stratford and Camden. Or, via Hackney Downs, you can get to Liverpool Street in just fifteen minutes door to door. There's plenty of outdoor activities nearby too, with Hackney Downs Park only ten minutes away on foot you'll have easy access to its outdoor sports courts and natural green meadows.

#### WHAT ELSE?

- Your new local will be The Three Compasses, just a few yards away. This much loved music venue was voted iBest Pub in Hackney E8i by Time Out and has recently started open mic nights, in case you fancy unleashing your inner musician.

- For a special night out, we'd recommend Casa Fofo for an intimate tailor made tasting menu made with locally sourced ingredients.

- An amazing amount of primary and secondary schools in your local area have been rated 'Outstanding' or 'Good' by Ofsted, and forty-one of them are within a mile of your new home.



#### A WORD FROM THE OWNER...

"I've always loved living on Chester Crescent - you're right in the heart of Hackney's vibrant cultural scene but the house is tucked away in the corner of a private street with no one backing on to the garden so it's peaceful and secluded at the same time. Super close to all amenities, a large supermarket and brilliant transport links. And a short stroll or bike ride from the lush green spaces of London Fields and Victoria Park. And the neighbours on the street create a real community feel."

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**Front Garden**  
48'6" x 19'0"

**Reception/Kitchen**  
25'2" x 14'0"

**Bedroom**  
10'5" x 10'7"

**Ensuite**

**Bathroom**



**Bedroom**  
10'5" x 10'7"

**Bedroom**  
8'1" x 19'2"

**Back Garden**  
38'2" x 26'2"



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