



BUXTON ROAD LONDON, E15 1QX

£850,000
FREEHOLD

We are pleased to offer this chain-free property located on the desirable Buxton Road, Stratford. This spacious home boasts five generously sized bedrooms, three modern bathrooms, and a bay-fronted through lounge, perfect for family living and entertaining. The fitted kitchen comes with integrated fixtures and fittings, providing a sleek and functional space for all your culinary needs.

The property features a beautiful landscaped garden, complete with a garden outhouse, ideal for additional storage or a home office. Both the loft and the rear of the property have been expertly extended, and there is a large cellar/basement, offering ample space and versatility.

Decorated to an excellent standard throughout, this home exudes quality and comfort. Its prime location is just a short walk from Maryland Train Station, ensuring easy access to transport links, while being within close proximity to local amenities.


BELLS
ESTATE AGENT



Cellar
Approximate Floor Area
143 sq. ft.
(13.3 sq. m.)

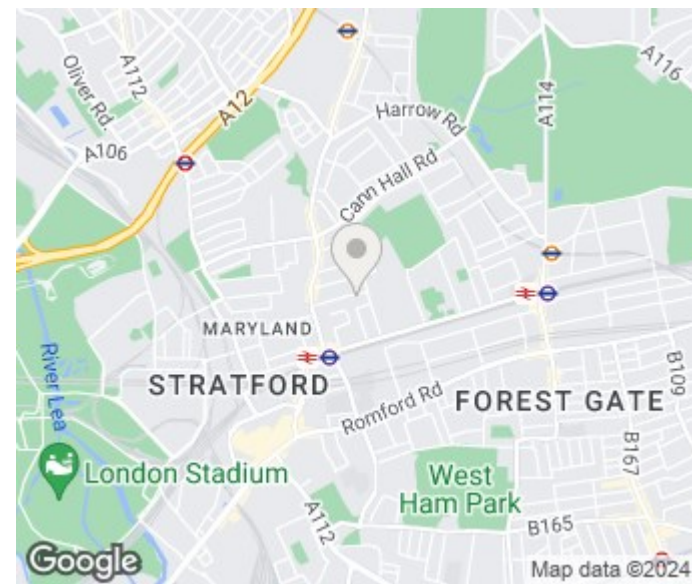
Ground Floor
Approximate Floor Area
664 sq. ft.
(61.7 sq. m.)

First Floor
Approximate Floor Area
567 sq. ft.
(52.7 sq. m.)

Second Floor
Approximate Floor Area
414 sq. ft.
(38.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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

Bells Estate Agent Limited
The Whitechapel Centre 85 Myrdle
Street
London
Greater London
E1 1HL

02071128120
budruljamal@bellsestateagent.co.uk
<https://www.bellsestateagent.co.uk/default.aspx>

BELLS
ESTATE AGENT