

FREEHOLD

House - Mid Terrace

# PRESTBURY ROAD LONDON, E7 8NG

Offers in the region of  
**£550,000**



## FEATURES

- Newly refurbished, fully modernised extended mid-terrace home
- Prime location near Green Street with diverse shopping and dining
- Modern kitchen with quartz countertops, a stylish breakfast island, and ample space with a very large corner larder unit
- Double glazing, new plumbing, and wiring



# 3 Bedroom House - Mid Terrace located in London

## Ground Floor

### Porch

14'3" x 5'11"

A welcoming entrance leading into the home, providing shelter and convenience before stepping into the main living area.

### Reception Room

23'5" x 10'10"

The inviting reception room is generously proportioned, featuring polished laminate flooring and abundant natural light, creating an ideal space for both relaxation and entertaining.

### Reception Room/ Dining Room

A versatile second reception room, offering additional living space that can be used as a formal dining area or family lounge. Like the first reception, it is finished with high-quality laminate flooring for a contemporary and cohesive look.

### Kitchen

22'10" x 13'6"

A beautifully designed kitchen, complete with high-quality tiled flooring. It boasts high-quality cabinetry, ample storage, generous counter space, a stylish breakfast island, and a double hob, making it both stylish and practical for cooking and entertaining. A very large corner larder unit further enhances the functionality of the space.

### WC

2'9" x 2'9"

A separate WC, providing added convenience for residents and guests.

### Bathroom

6'9" x 5'7"

A modern and stylish three-piece suite, including a bathtub with an overhead shower and a contemporary wash basin. Finished with high-quality fittings, this bathroom offers both functionality and comfort.

### Garden

22'11" x 15'1"

Step into a beautifully designed private garden, seamlessly accessible from the kitchen/dining area, offering a perfect blend of tranquillity and style. A wooden deck and patio, complete with a comfortable sofa set and a charming hanging egg chair, create an inviting space for relaxation and entertaining. Surrounded by lush planters and enclosed by secure fencing, this serene outdoor retreat is perfect for alfresco dining, social gatherings, or simply unwinding in privacy.

### Outhouse

15'1" x 8'9"

A versatile outhouse that can be utilised as a home office, gym, storage room, or additional workspace, offering flexibility to suit various lifestyle needs.

## First Floor

### Bedroom 1

14'1" x 12'3"

A generously sized main bedroom, ideal for those seeking a peaceful and comfortable retreat. With ample space for a large bed, wardrobes, and



additional furnishings, this room provides both practicality and style. Large windows allow plenty of natural light to brighten the space, creating a warm and airy atmosphere.

### Bedroom 2

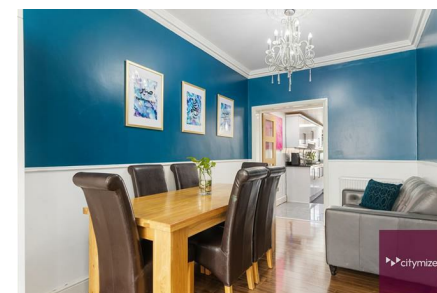
10'8" x 8'9"

A well-proportioned and versatile bedroom, perfect for a child's room, guest accommodation, or home office. The layout allows for easy customisation to suit different needs, making it a practical and inviting space.

### Bedroom 3

11'4" x 8'9"

A bright and cosy bedroom that offers flexibility and functional space suited to a variety of needs. Well-proportioned to accommodate essential furnishings without feeling cramped, this room is ideal for use as a comfortable sleeping area, creative workspace, or personalised retreat. Large windows allow for plenty of natural light, enhancing the welcoming atmosphere.



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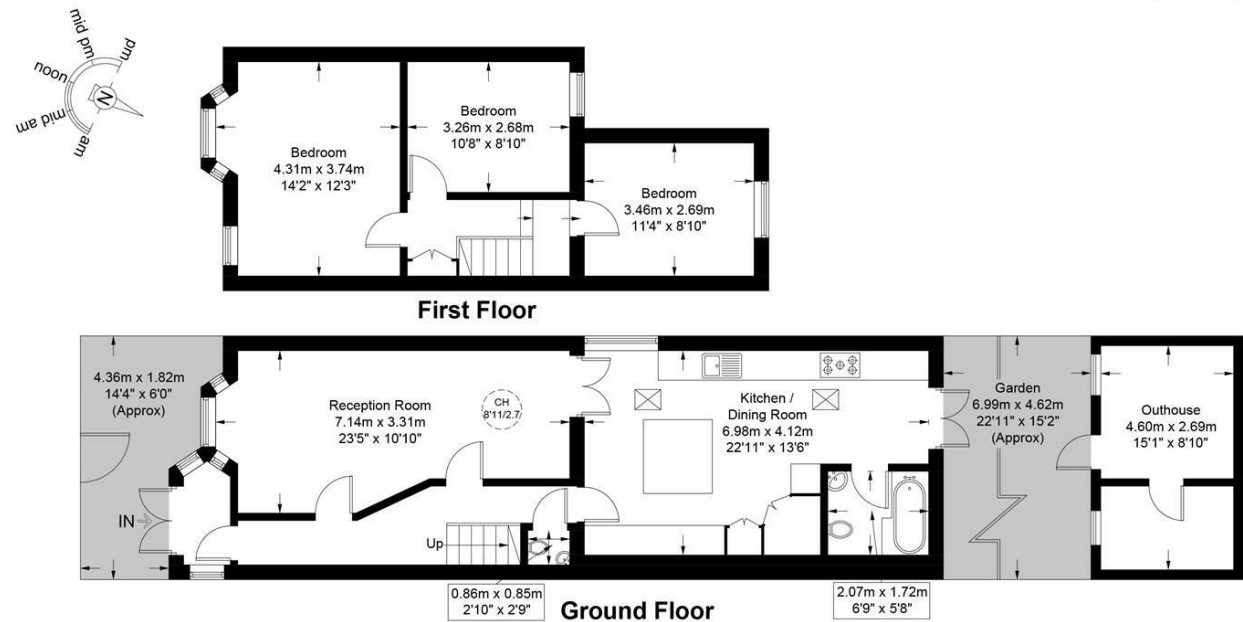
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Council Tax Band  
**C**

**Prestbury Road, E7**


**Approximate Gross Internal Area = 1242 sq ft / 115.4 sq m**

**Outhouse = 132 sq ft / 12.3 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>G</b>	
(1-20) <b>G</b>		
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 are advised to recheck the measurements.

