



Clissold Road, London, N16

Price £2,300,000



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DESCRIPTION

Available chain-free, this beautifully restored five-bedroom, two-bathroom house is located on a popular residential street and offers over 2,345 sq. ft. (218 sqm.) of internal space. The property boasts a wider-than-average kitchen/dining room and a stunning 40 ft. (12 m) private rear garden with a patio and lawn area.

The raised ground floor comprises a dual aspect, double reception room with feature fireplaces, exposed floor boards as well as a separate home office. The lower ground floor has a utility room, spacious kitchen/dining room featuring a central island and double doors leading to the private garden, making it an ideal space for entertaining. The first floor offers a spacious master bedroom that spans the width of the property, double guest bedroom, and a family bathroom. The second floor provides two further double bedrooms, additional bedroom and shower room. The property is also within close proximity to Betty Layward Primary School & Stoke Newington School & Sixth Form.

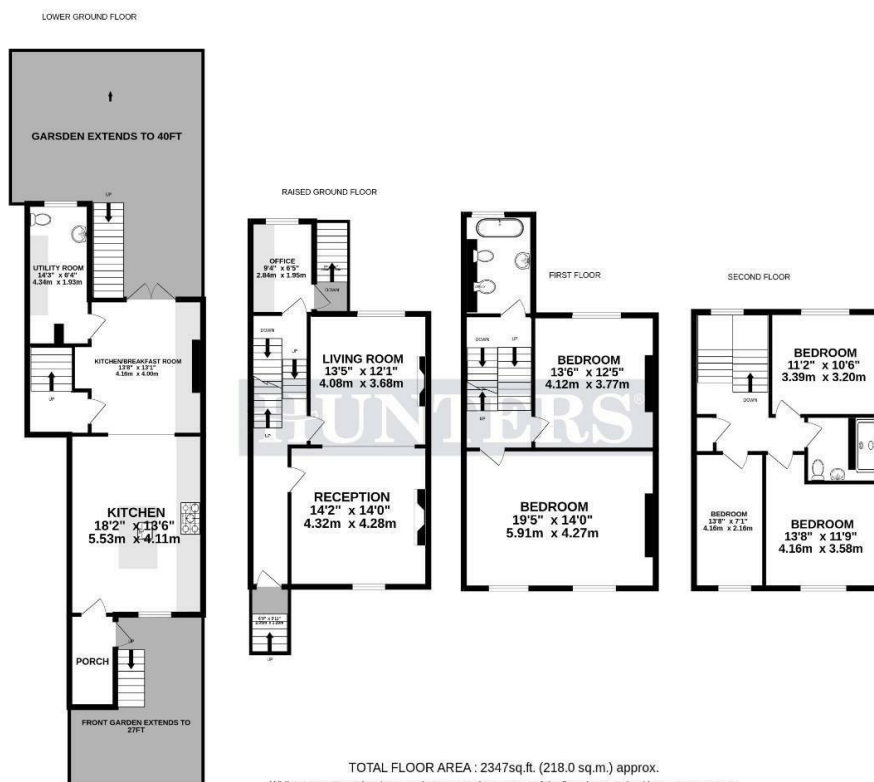
Clissold Road is a quiet residential street located just moments from the many bars, restaurants, and coffee houses of Stoke Newington Church Street, as well as the wide open spaces of the stunning Clissold Park and Clissold Leisure Centre.

Transport links include, Canonbury Station (Overground), Stoke Newington Station (Overground), Manor House Station (Piccadilly Line) and a wide variety of bus routes into The City and West End.

- Chain free
- Double reception room
- Five bedrooms
- Two bathrooms
- Utility room
- Private rear garden
- Home office
- Good condition throughout
- Close to Church Street
- Close to Clissold Park





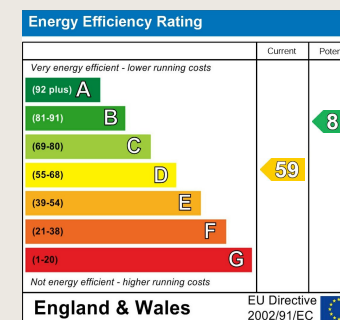


TOTAL FLOOR AREA: 2347sq.ft. (218.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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