



Kersley Road, London

Price £2,000,000



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DESCRIPTION

Available chain-free, this beautifully restored four-bedroom, two-bathroom house is located on a popular residential street and offers over 1,890 sq. ft. (175 sqm.) of internal space. The property boasts a wider-than-average kitchen/dining room and a stunning 28 ft. (8.5 m) east-facing garden with an outdoor cooking/entertaining area.

The ground floor comprises a double reception room with a bay window, a log burner, chevron flooring, and underfloor heating. The extended kitchen/dining room, which spans 20 feet (6 meters) in length, features a central island, built-in appliances, floor-to-ceiling windows to the rear and polished concrete flooring. Skylights and double crittall-style doors lead to the private rear garden, making it an ideal space for entertaining. The cellar offers ample storage and can also be used as a utility/laundry room. The first floor offers a spacious master bedroom that spans the width of the property, two further double bedrooms, and a family bathroom. The loft extension provides a fourth double bedroom and an additional stylish bathroom, along with ample eaves storage. The property is also within close proximity to William Patten Primary School.

Kersley 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. Transport links include Stoke Newington Station (Overground) and a variety of bus routes into The City and West End.

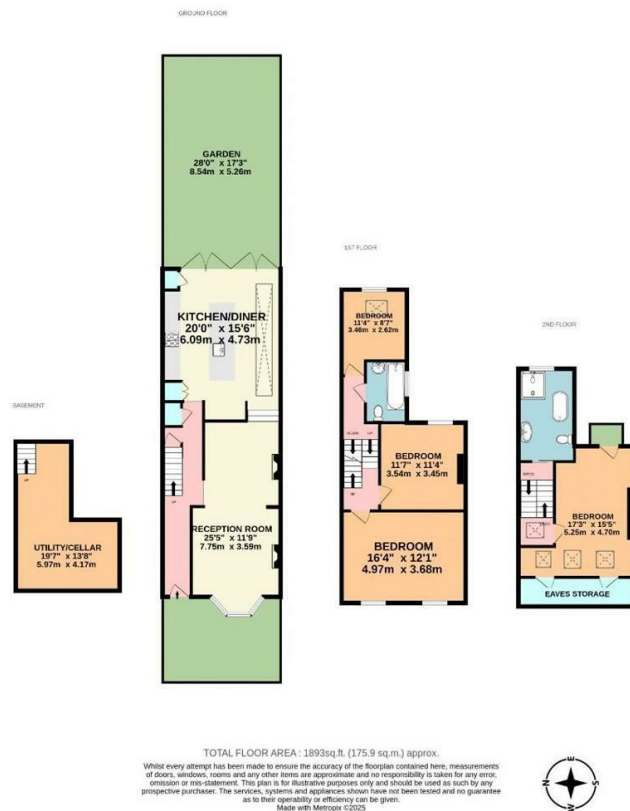
Additional Information provided by the seller;

- The house was completely rebuilt from scratch to an extremely high specification
- Fully rewired and replumbed to an exceptionally high standard including CAT7 network cabling throughout the house as well as new double glazing throughout.
- Newly insulated in all the walls and floors and soundproof sub floor laid to reduce noise between floors.

- Chain free
- Freehold house
- Four bedrooms
- Two bathrooms
- Floor to ceiling windows
- Excellent conditon throughout
- Underfloor heating
- Utility/laundry room
- Close to Church Street
- Close to Clissold Park

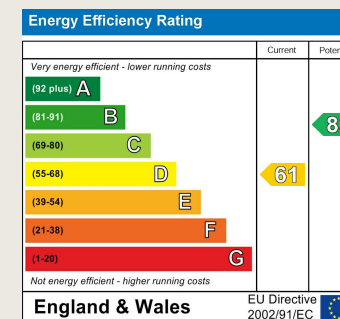






ENERGY PERFORMANCE CERTIFICATE

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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