



## Rendlesham Road, E5

£1,100,000

A unique three bedroom Victorian house with a private garden in a sought after E5 location. Set across three storey's, with further potential to extend, the home has been recently updated throughout by the current owners with luxurious modern bathroom, bespoke finishes and decked area with pergola in garden. The loft space is a bonus and the property is being sold chain free.

The property is a short walk from Hackney Downs Park, Millfields Park and Stoke Newington Common. Rectory Road and Clapton Overground Stations are both less than half a mile away for easy access to the City and beyond. The surrounding area also features a variety of local amenities, with Lower Clapton Road & Mare Street offering a selection of independent cafés, restaurants and shops.

### Features

- Victorian Freehold Home
- Three Bedrooms
- Private Garden
- Recently Renovated
- Chain Free
- Potential To Extend, STPP
- Hackney Downs Park



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Entering on the ground floor there is a cosy living room with decorative panelling and wooden flooring. To the rear of the house is a separate W/C and spacious kitchen with room to dine and access to the south facing private garden. The owners have added pergola and decking.

Upstairs on the first floor are two bedrooms with en-suite and on the top floor is the primary bedroom with newly renovated family bathroom.

The loft with skylights, currently being used as an office, is accessible via a loft ladder which could be converted, subject to planning.



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