

Total Area: 97.0 m² ... 1045 ft²

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. 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.

Reception
11'5" x 11'6"

Reception
9'9" x 11'4"

Kitchen
8'10" x 13'4"

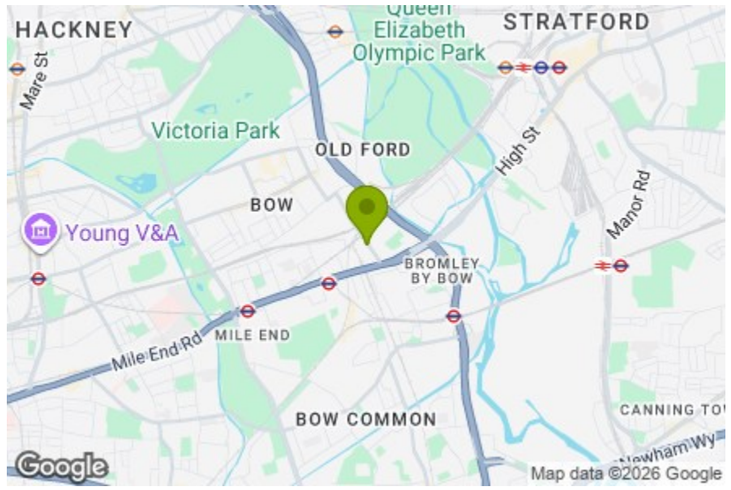
Bathroom
8'10" x 9'11"

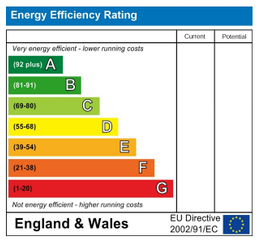
Bedroom
15'0" x 11'6"

Bedroom
9'10" x 11'4"

Bedroom
8'10" x 13'5"

Garden
34'1" x 14'11"





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FAIRFIELD ROAD, LONDON

Offers In Excess Of £750,000 Freehold

3 Bed House - Terraced

Features:

- Three Bedroom House
- Arranged Over Two Floors
- Chain Free
- South West Facing Garden
- Over 1000 sq.ft
- Large Private Garden

A characterful three-bedroom terraced house in Bow, arranged over two floors with two separate reception rooms and a large south-west facing garden. Victoria Park, Roman Road and the green spaces around the Olympic Park are all within easy reach, while nearby transport links make getting across East London and into the City straightforward

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IF YOU LIVED HERE....

Step through the porch and the ground floor begins with two separate reception rooms, both with generous ceiling heights and original-style detailing including ceiling roses. The front room has a wide window and plenty of space for a generous seating arrangement, while the second reception continues the home's traditional feel, with glazed doors opening directly onto the garden. The high ceilings give both rooms a real sense of space, while the decorative ceiling details add character overhead. Beyond, the kitchen is set towards the rear, with cream cabinetry, stone-effect worktops and a black and white chequerboard floor. From here, a small lobby leads through to the bathroom, where there's a bath with shower above.

Upstairs, all three bedrooms are arranged around the landing. The largest sits across the front of the house, with two windows bringing in plenty of natural light, while the remaining two bedrooms are positioned further along the landing. The sense of height continues upstairs, with high ceilings adding to the proportions of the bedrooms. Patterned wallpapers, artwork and traditional details give the interiors plenty of personality throughout.

The garden is a real feature, extending to approximately 10.4 metres at its longest point. Its south-west facing aspect makes it well placed for afternoon and evening sun, with a paved area immediately outside the house followed by a substantial open section beyond. There's also a large garden building at the far end. The house extends to approximately 1,045 sq ft in total and is being offered chain free.

WHAT ELSE?

- Roman Road is nearby for its independent shops, pubs and places to eat, as well as the long-running Roman Road Market.

- Victoria Park is within easy reach, with wide open lawns, waterways and plenty of space for walking, running and cycling. The Queen Elizabeth Olympic Park and Hackney Wick are also close by.

- Bow Road Underground and Bow Church DLR provide useful connections towards the City, Canary Wharf, Stratford and elsewhere across East London.



A WORD FROM THE EXPERT....

"I feel right at home living in Hackney, even though I am originally from Greece. You can be yourself, wear what you like and always feel welcome. The multicultural spirit shines through in the cafés, restaurants, shops and bars. From specialty coffee and Michelin star dining to parks and art galleries, Hackney has something for everyone. Weekends at Victoria Park or Broadway Market are full of community energy, great food and local makers. The marshes are ideal for dog walks, and nearby you can stop by the Princess of Wales for a Sunday roast, Here East for brunch or Crate Brewery for pizza and a local beer. Homes range from Victorian and Georgian houses to red brick local authority blocks and modern developments with shared roof terraces. I have truly found my place in Hackney, and it holds a special spot in my heart".

EVA BOUZAKI
HACKNEY BRANCH MANAGER

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