Foulden Road Stoke Newington, London N16

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Foulden Road
Stoke Newington
London N16

Stunning wider than average five bedroom terraced Victorian house located moments from Church Street and The High Street.
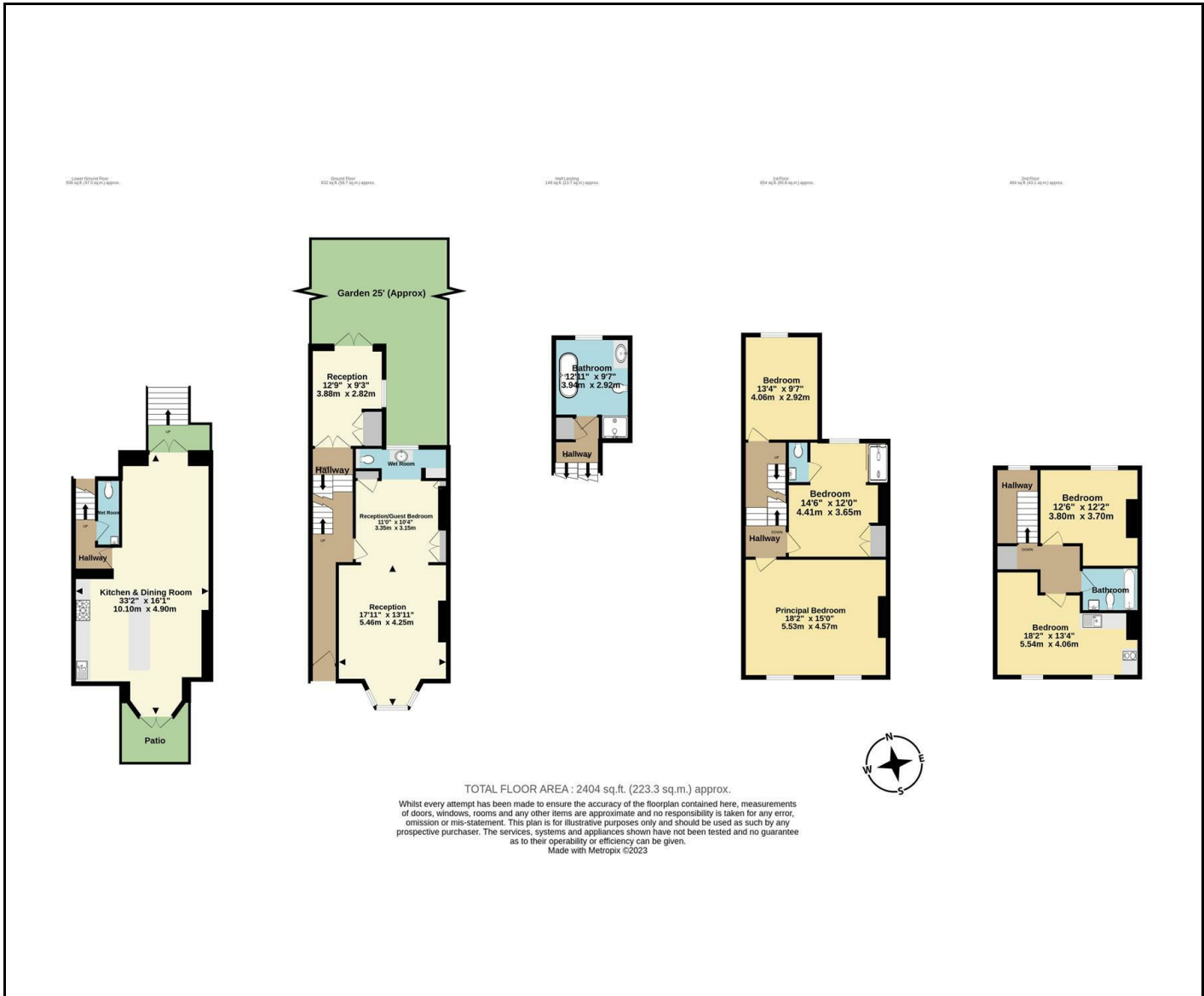

DESCRIPTION

This fabulous property successfully blends modern and period styles to create a wonderfully contemporary family home which at its centre provides two huge floors of living and entertaining space both accessing the rear garden. The ground floor features a generous double reception room with high ceilings, painted floor boards and large bay window, the rear room is currently being used as a guest bedroom with ensuite. On the way down to the kitchen a further reception room boasts French doors leading out to a secluded garden. The lower ground floor houses a huge 33' dual-aspect kitchen/dining room with smart modern kitchen and large work-island, doors to the front open onto a patio area, and French doors to the rear lead out to the garden. There is also a wet-room on this floor. Moving up through the house, there is a stylish modern bathroom with open shower and roll-top bath, and three beautiful double bedrooms, including a wonderful 18' x 15' principal bedroom. On the top floor a smart bathroom sits between two more double bedrooms. Foulden Road is an attractive tree-lined street conveniently placed moments from an eclectic array of eateries, shops, pubs and coffee bars set out along Stoke Newington Church Street, The High Street and down towards Dalston's Kingsland Road. There are excellent transport links to The City and West End with numerous good bus routes, and trains from nearby Rectory Road Station (Overground) taking under fifteen minutes to Liverpool Street.

Freehold

Asking Price £1,500,000

Garden 25' (Approx)

Reception
12'9" x 9'3"
3.88m x 2.82m

Bathroom
12'11" x 9'7"
3.94m x 2.92m

Bedroom
13'4" x 9'7"
4.06m x 2.92m

Hallway

Wet Room

Hallway

Reception/Guest Bedroom
11'0" x 10'4"
3.35m x 3.15m

Bedroom
14'6" x 12'0"
4.41m x 3.65m

Hallway

Bedroom
12'6" x 12'2"
3.80m x 3.70m

Hallway

Reception
17'11" x 13'11"
5.46m x 4.25m

Bathroom

Wet Room

Hallway

Kitchen & Dining Room
33'2" x 16'1"
10.10m x 4.90m

Principal Bedroom
18'2" x 15'0"
5.53m x 4.57m

Bedroom
18'2" x 13'4"
5.54m x 4.06m

Patio

TOTAL FLOOR AREA : 2404 sq.ft. (223.3 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 Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales
EU Directive
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