



**BUXHALL CRESCENT, LONDON, E9**  
**£625,000 FREEHOLD**

# **A THREE BEDROOM END OF TERRACE HOUSE JUST A SHORT WALK TO VICTORIA PARK & HACKNEY WICK STATION**

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## DESCRIPTION:

This three-bedroom end-of-terrace house on Buxhall Crescent, E9, offers approximately 944 sq ft of well-designed space. The ground floor unfolds into a kitchen diner, boasting ample space with French doors effortlessly connecting the space into the private garden, creating a seamless indoor-outdoor flow. To the rear is a generously sized reception room, also adorned with French doors that open up to the wrap-around private garden. A convenient guest W/C and a storage cupboard add practicality to this level. Ascending to the first floor, you'll find a bright and airy three-piece bathroom suite, serving the three bedrooms. The master bedroom and the second bedroom are enhanced by built-in wardrobes. One of the standout features of this property is its potential for expansion, subject to planning permission.

Buxhall Crescent is situated in a great location. Residents can enjoy the peaceful surroundings while being in close proximity to a host of local amenities, including shops, schools, and the ever so popular Victoria Park. Excellent transport links further enhance the appeal of this location, with nearby bus stops and train stations such as Hackney Wick facilitating easy access to the wider city.

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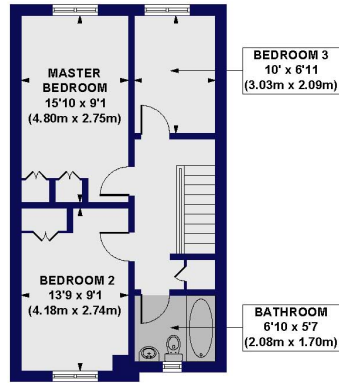




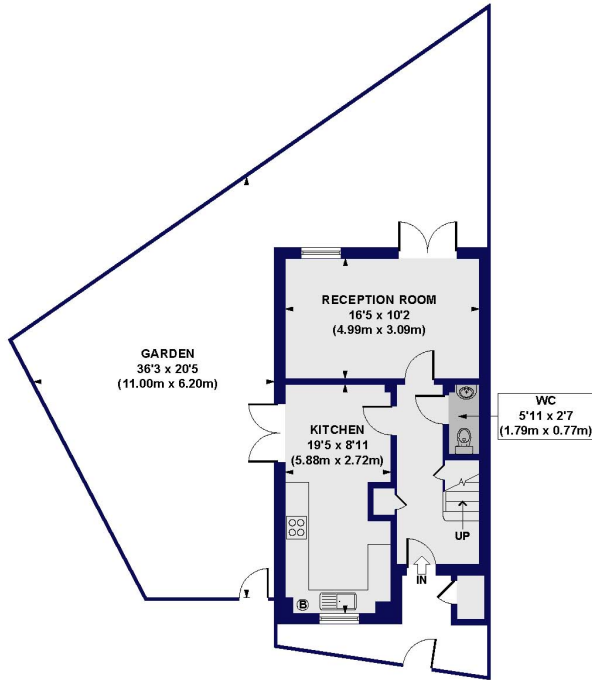
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# Buxhall Crescent, E9

Approx. Gross Internal Floor Area 944 sq. ft / 87.67 sq. m



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 485 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 459 SQ FT

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	86
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-58) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
73	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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