

Buxhall Crescent, London, E9 5JZ
£750,000

Castles



Castles Hackney brings to market this beautifully presented three-bedroom freehold family home, ideally positioned within a popular residential development in the heart of E9. Having already benefited from a ground floor rear extension, the property offers generous and well-balanced accommodation throughout. The ground floor comprises a fitted kitchen, a convenient guest W/C, and an impressive open-plan living and dining room, flooded with natural light and featuring bi-fold doors opening directly onto a beautifully landscaped, two-tier rear garden. The upper decking area provides the perfect space for entertaining, with steps leading down to a lower level. The first floor offers two spacious double bedrooms, a generous single bedroom, and a modern family bathroom. Presented in good condition throughout, this is an ideal home for growing families seeking spacious accommodation with further scope to enjoy for years to come.

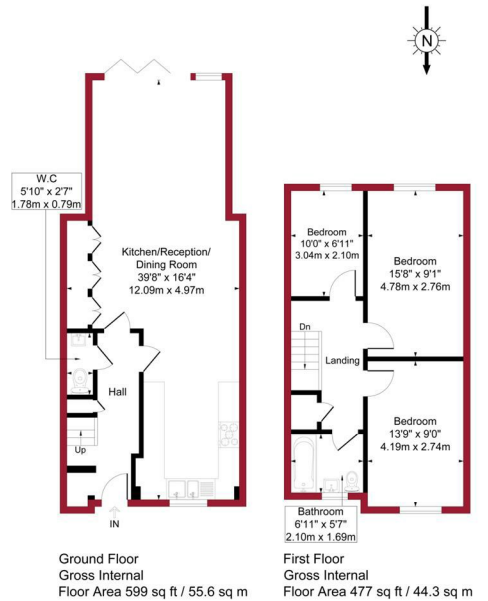
Perfectly located, the property is within easy reach of Hackney Wick Overground Station, providing excellent connections to Stratford, Highbury & Islington and beyond, while the nearby A12 offers convenient road links into Canary Wharf, the City and the wider motorway network. Residents are spoilt for choice with an abundance of green open spaces including the ever-popular Victoria Park, Hackney Marshes and the Queen Elizabeth Olympic Park, all offering excellent recreational facilities, children's play areas and picturesque walking routes. Hackney Wick itself has become one of East London's most vibrant neighbourhoods, renowned for its independent cafés, riverside restaurants, bars and creative community, whilst nearby Westfield Stratford City provides one of Europe's largest shopping and leisure destinations. Families will also appreciate the excellent choice of well-regarded local schools.



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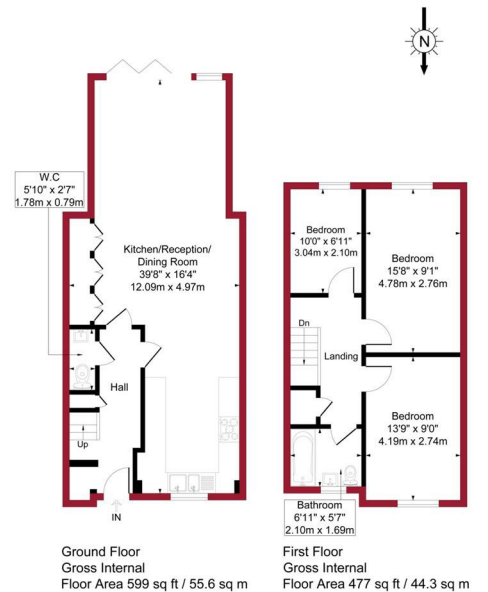
Buxhall Crescent, London, E9 Approximate Gross Internal Area = 1076 sq ft / 99.9 sq m



PINKPLAN
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of floors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(49-54) E		
(41-48) F			(41-48) F		
(35-40) G			(35-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	