



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Brampton Road, London

Asking Price £525,000



Guide Price £525,000 - £550,000

Nestled in the desirable Central Park Estate, this splendid mid-terrace Victorian house on Brampton Road offers a perfect blend of classic charm and modern living. Built in 1900, the property boasts attractive living space, making it an ideal family home.

Upon entering, you are greeted by a spacious through lounge, characterised by its high ceilings that create an airy and inviting atmosphere. This versatile space is perfect for both relaxation and entertaining, allowing for a seamless flow throughout the ground floor. The property features three well-proportioned double bedrooms, ensuring ample room for family or guests. The first-floor bathroom is conveniently located, catering to the needs of a busy household. The property boasts a west facing garden, providing sunny afternoons and evenings. Mainly laid to lawn.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and efficient purchase process. This is particularly appealing for those looking to move in without delay.

Families will appreciate the proximity to Brampton Manor Academy, an esteemed institution recognised as "Outstanding" by Ofsted in 2012, 2018, and 2024. The school is renowned for its exceptional GCSE and A-Level results, often leading students to prestigious universities such as Oxford and Cambridge.

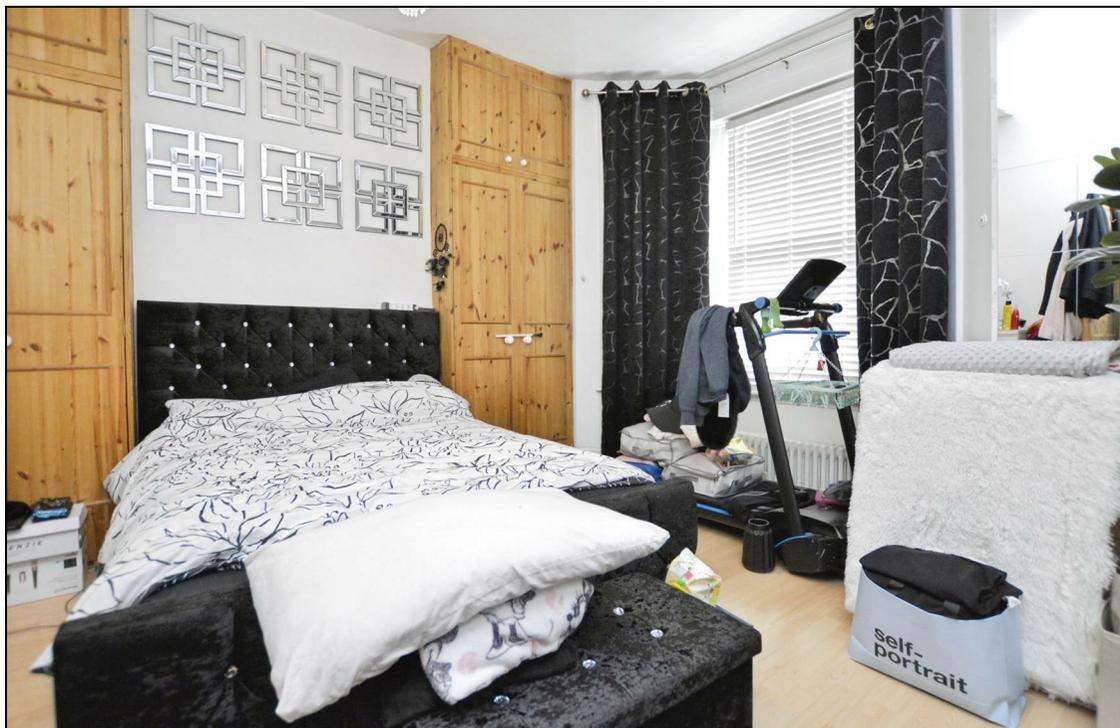
In summary, this remarkable three-bedroom Victorian home on Brampton Road presents an excellent opportunity for those seeking a spacious and well-located property in London. With its charming features, generous living space, and access to top educational facilities, it is a must-see for prospective buyers.

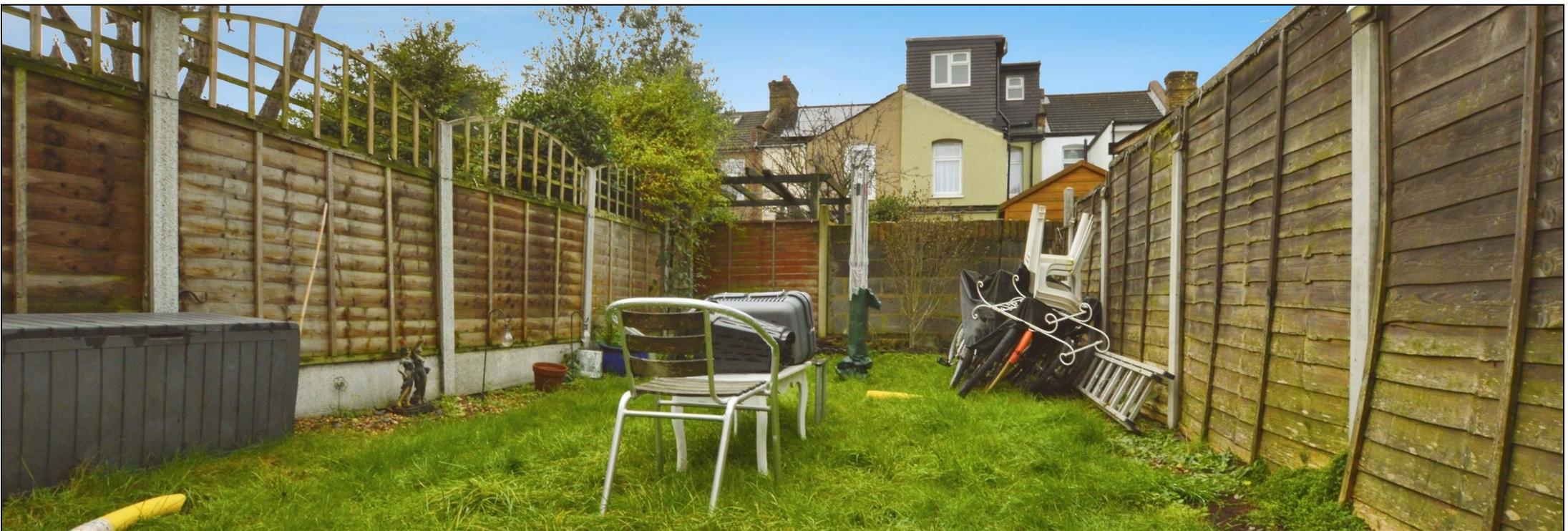
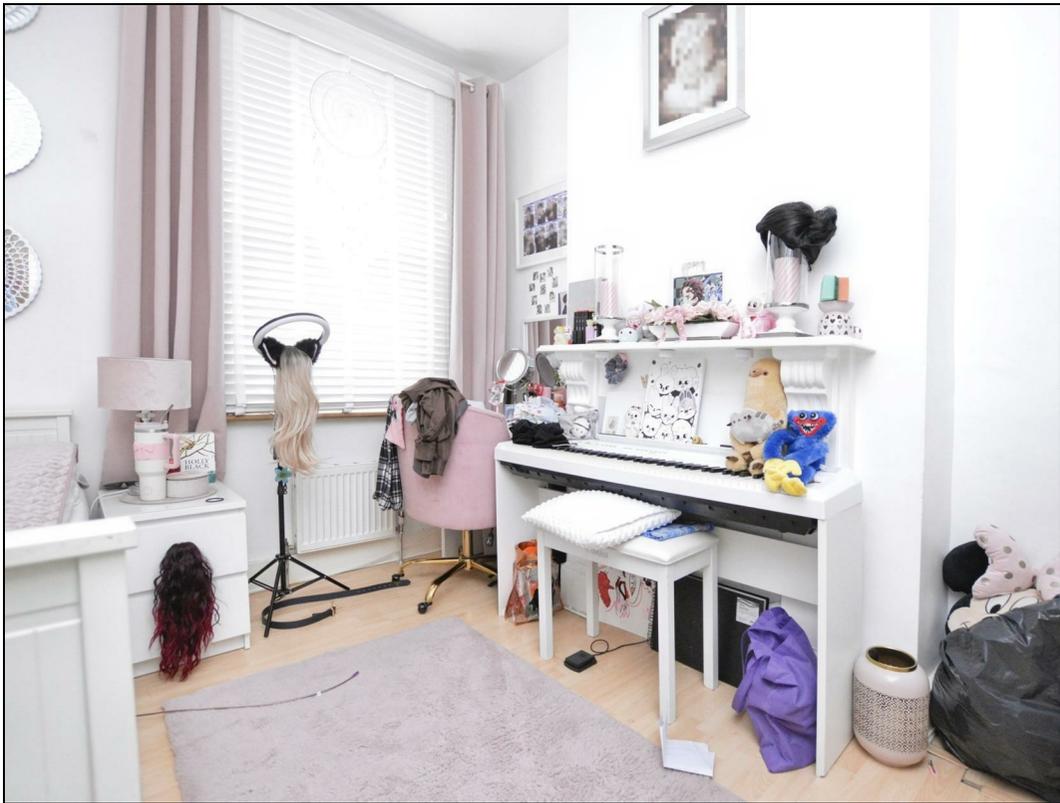


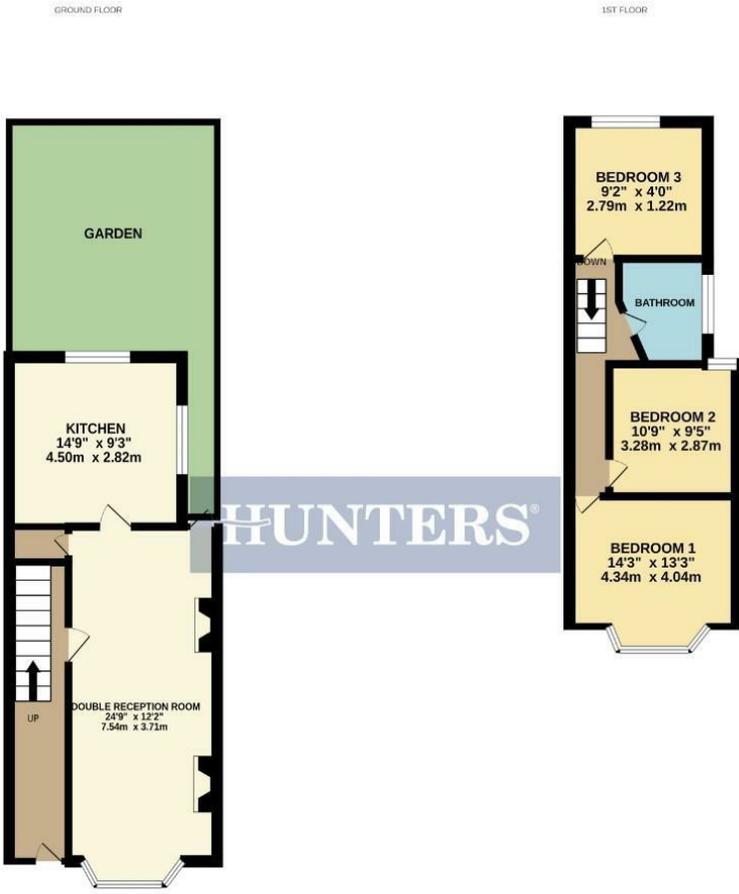
## KEY FEATURES

- ATTRACTIVE VICTORIAN TERRACED PROPERTY
- THREE LARGE BEDROOMS
- SPACIOUS DOUBLE RECEPTION
- FIRST FLOOR BATHROOM
- WEST FACING, SUNNY GARDEN
- WELL PRESENTED THROUGHOUT
- IMPRESSIVE HIGH CEILINGS
- CENTRAL PARK ESTATE
- CATCHMENT FOR BRAMPTON MANOR ACADEMY



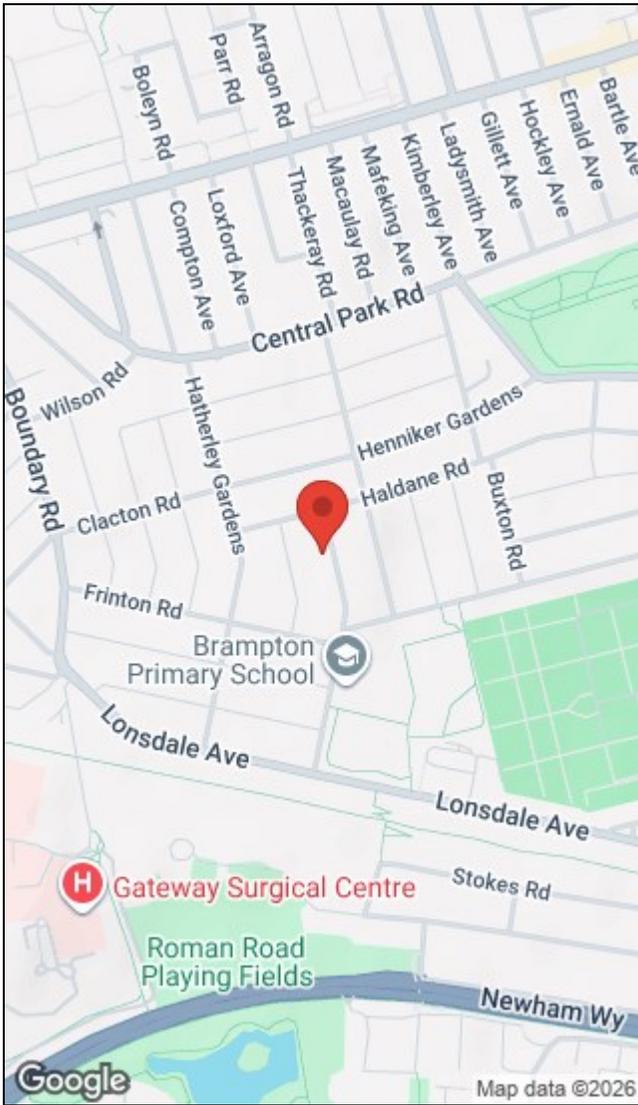






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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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. Made with Metropac CO225.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>68</b>	Potential: <b>86</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
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