



Dynevor Road Stoke Newington, London N16

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## Dynevor Road

### Stoke Newington

### London N16

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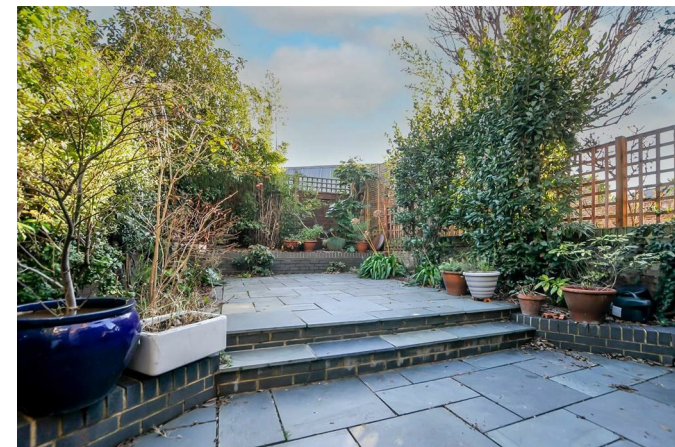
Wonderfully spacious four bedroom Victorian terraced house in a sought-after location moments from Church Street, excellent transport links and an array of popular local schools.

#### DESCRIPTION

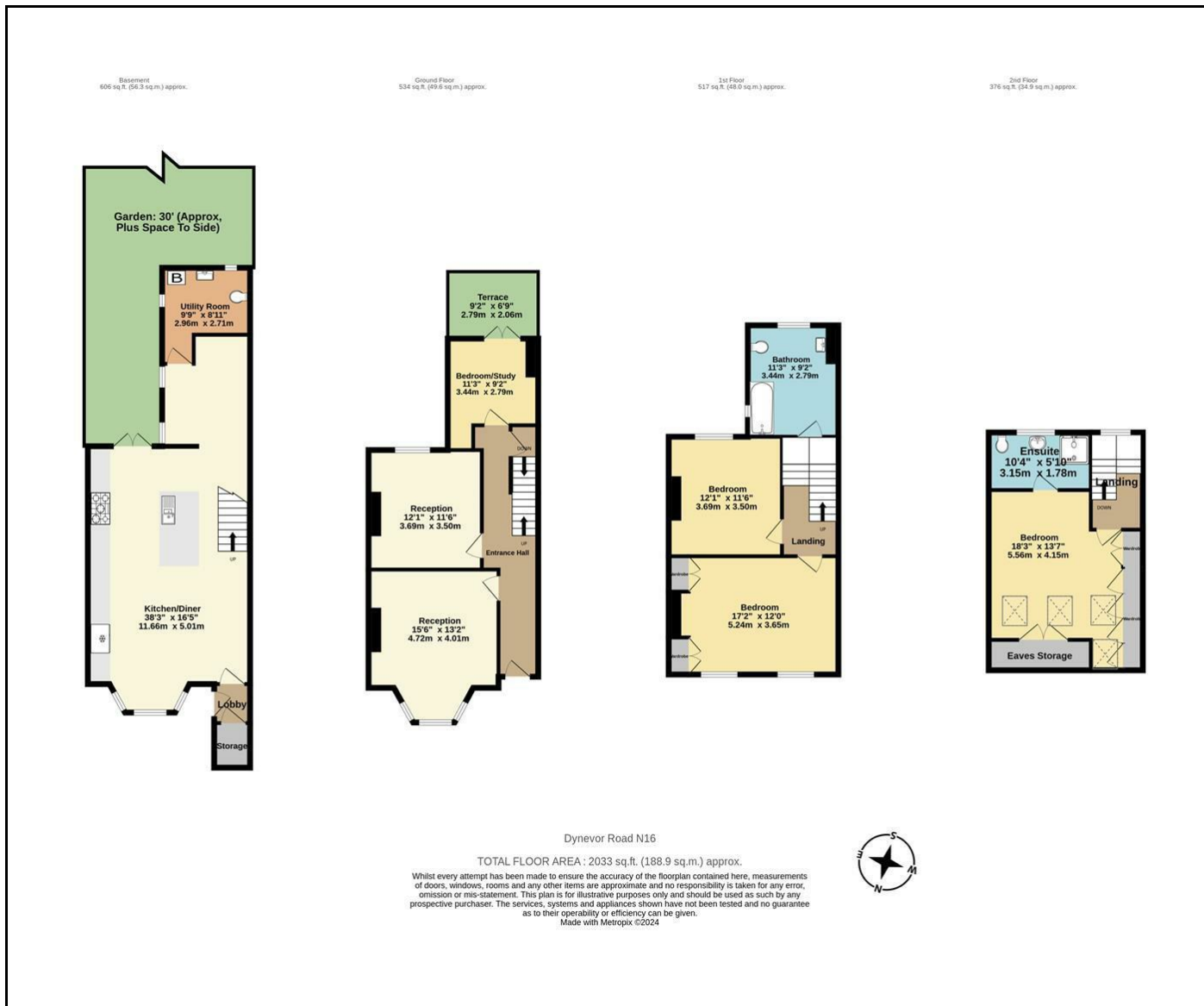
This superb family home offers a flexible layout and having been extended upwards into the loft, boasts a floor area in excess of 2,000 sq ft. Entering on the raised ground floor the accommodation comprises two large reception rooms, one with a bay window; and a study/bedroom with roof terrace. A separate street entrance on the lower ground floor leads into a fabulous kitchen-dining room; which features attractive parquet flooring, a work-island, an impressive Britannia Range Cooker and a host of wall & floor units. Nestled to the rear is a play-room/TV area, and a utility room with hand-basin and WC. Double doors lead out to a side courtyard with secluded 30' garden and a southerly aspect. Moving up through the house, the first floor provides a family bathroom with shower over the bath; and two beautiful double bedrooms, the front room which is 17' wide. Occupying the top floor, is the stylish principal bedroom with smart ensuite shower room and plenty of bespoke storage. The green open spaces of Clissold Park and Church Street & The High Street's eclectic independent shops and eateries are nearby. There is easy access to The City & West End with numerous good bus routes, and regular trains to Liverpool Street from Stoke Newington Station (Overground).

Freehold

£1,750,000







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 81        |
| (69-80) C                                   | 67                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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