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Footscray Road

London, SE9 2SY

A larger than average 3 bedroom semi detached house which has been presented to a high standard by the current owners. This spacious house is in a highly sought after location with access to New Eltham train station, local shops and some sought after schools including St Thomas More.

Main Features

- Larger than average 3 bedroom semi detached house
- Highly sought after location
- Convenient for New Eltham station and sought after schools
- Presented to a high standard by the current owners
- Internal viewing a must
- Large front lounge with stunning fireplace



FULL DESCRIPTION

We are pleased to offer for sale this larger than average 3 bedroom semi detached house which has been presented to a high standard by the current owners. The property briefly comprises: Entrance porch, beautiful entrance hall, large front lounge with the focal point being a stunning fireplace, kitchen/diner with centre island



providing the open plan feel that many feel suits family living. There is also a separate wc and utility room as well as a dining room extension leading from the kitchen/diner and giving access to the garden. The first floor of the house offers a master bedroom, and two further bedrooms along with a stylish family bathroom.



Externally there is a rear garden with patio area and shed along with off street parking to the front.

This house is in a highly sought after location providing access to local shops, New Eltham train station and some highly sought after schools including St Thomas More, and we feel it would make a great family home



Entrance porch

Entrance hall

15' 9" x 6' 4" (4.8m x 1.93m)

Living room

17' 7" x 13' 4" (5.36m x 4.06m)

Kitchen/diner

20' 3" x 13' 5" (6.17m x 4.09m)

Dining room extension

11' 5" x 11' 2" (3.48m x 3.4m)

First floor landing

Bedroom one

18' 1" x 12' 1" (5.51m x 3.68m)

Bedroom two

12' 3" x 12' 0" (3.73m x 3.66m)

Bedroom three

9' 5" x 7' 9" (2.87m x 2.36m)

Bathroom

7' 9" x 7' 8" (2.36m x 2.34m)

Outside

Rear garden with patio area.
Off street parking to the front.

Additional Information

Council Tax Band E £1,747 per annum.

Local authority Greenwich London Borough Council

Current EPC Rating 44

Potential EPC Rating 80

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.
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