

## Henrietta Close, London, SE8 3EJ

FREEHOLD TERRACED PROPERTY | 3 DOUBLE BEDROOM | GAS CENTRAL HEATING | 31FT THROUGH LOUNGE | DOWNSTAIRS CLOAK ROOM | FRONT & REAR GARDEN | CUL-DE-SAC RESIDENTIAL LOCATION | IN NEED OF MODERNISATION

**Asking Price: £450,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## Henrietta Close, London, SE8 3EJ

Hunters Estate Agents in Surrey Quays is delighted to present this beautiful 3 double bedrooms terraced house on to the sales market, It is very well situated in a cul-de-sac within a highly desirable London location, Deptford. Property is offered with no onward chain To arrange a viewing call Hunters Surrey Quays Sales Team on 0207 232 2211 or email at [surreyquays@huntersnet.co.uk](mailto:surreyquays@huntersnet.co.uk).

### ENTRANCE HALL

Radiator, gas and electric cupboard and laminated flooring

### DOWNSTAIRS WC

Low level WC, wash hand basin, radiator and laminated flooring

### LIVING ROOM

9.37m (30' 9") X 3.45m (11' 4") narrowing to 2.11m (6' 11")

Front aspect window, power points, radiator, laminated flooring, door to rear garden, stairs to 1st floor and under stairs cupboard

### KITCHEN

2.86m (9' 5") X 2.48m (8' 2")

Rear aspect window, wall hung boiler, base and wall hung kitchen cabinets and tiled floor.

### BEDROOM 1

4.5m (14' 9") 2.4m (7' 10")

Rear aspect windows, radiator, laminated flooring and power points

### BEDROOM 2

4.85m (15' 11") 2.41m (7' 11")

Front aspect window, power points, double glazed window, laminated flooring and radiator

### BEDROOM 3

3.37m (11' 1")m 2.16m (7' 1")

Front aspect window, radiator, power points and laminated flooring

### BATHROOM/ WC

1.96m (6' 5") X 1.68m (5' 6")

3 piece bathroom suite comprising enclosed panelled bath with mixer tap, pedestal wash hand basin, low level WC, rear aspect window, wall tiles and floor vinyl tile

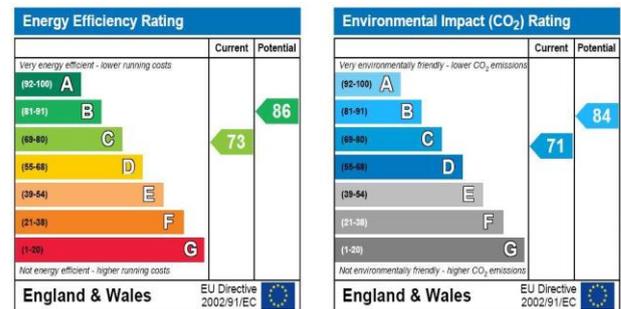
### REAR GARDEN

10.11m (33' 2") X 5.21m (17' 1")

Part paved, part lawn, well defined boundaries and garden shed



## ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

### OPENING HOURS

Monday - Friday: 09:00 - 18:30

Saturday: 09:00 - 16:30

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.