



Watling Street, Peckham, London, SE15 6QZ

FOUR BEDROOMS END OF TERRACE | DOUBLE GLAZED WINDOWS WHERE STATED | GAS CENTRAL HEATING | TWO BATHROOMS & TWO WC's

3.79 X 4.47 KITCHEN/DINING | DESIRABLE RESIDENTIAL LOCATION | FRONT AND REAR GARDENS | IDEAL FAMILY HOME OR BUY TO LET INVESTMENT

Hunters Estate Agents Surrey Quays is pleased to present onto the property market this attractive 4 bedrooms town house. Property boasts of two bathrooms and two toilets. It has a beautiful front garden and a side garden of 10.38 X 5.32 Meters. All rooms in this property has double aspects windows providing easy ventilation. The kitchen/dining is a well proportioned size '3.79 X 4.47 meters. Property is situated on a corner plot providing double aspects external views. Property offers good transport links as well as other local amenities. The property sits in a well established and tree lined residential area, very close to St Georges park and other recreational facilities. This property is very ideal as a family home or for rental investment. For all viewings, please contact our Sales Team on - 0207 2322211.

Asking Price: £495,000

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GROUND FLOOR

ENTRANCE HALL

Radiator, laminated flooring, storage room, downstairs shower/WC, door to bedroom four

DOWNSTAIRS SHOWER ROOM

1.85m (6' 1") x 1.70m (5' 7")

Enclosed shower cubicle, low level WC, wash hand basin, tiled walls and floor, front aspect opaque window

KITCHEN

3.79M X 4.47M

Front and side aspect double glazed window, door to garden, range of base and wall hang kitchen units, double ladder cupboard, space for fridge freezer and washing machine, tumble dryer, splash back tiles, power points, gas cooker and extractor fan over, radiator, tiled flooring.

BEDROOM 4

2.82m (9' 3") x 2.31m (7' 7")

Side aspect double glazed window, radiator, power points, carpet as laid

FIRST FLOOR

RECEPTION ROOM

3.80m (12' 6") x 4.44m (14' 7")

2 aspects double glazed window, radiator, power points, carpet as laid.

BEDROOM 1

3.92m (12' 10") x 2.85m (9' 4")

2 aspects double glazed window, radiator, power points, carpet as laid.

SECOND FLOOR

BEDROOM 2

2.90m (9' 6") x 3.78m (12' 5")

2 aspects double glazed window, radiator, storage space, carpet as laid

BEDROOM 3

3.81m (12' 6") x 2.64m (8' 8")

2 aspects double glazed window, radiator, power points, carpet as laid.

BATHROOM

2.44m (8' 0") x 1.63m (5' 4")

Bathroom consist of 3 piece units; panelled bath, mixer tap and shower attachment, low level WC, pedestal wash hand basin, storage cupboard, part tiled walls, extractor fan.

SIDE REAR GARDEN

10.38m (34' 1") x 5.32m (17' 5")

Well defined boundaries, rear garden shed, side gate, door from kitchen to rear garden

FRONT GARDEN

5.23m (17' 2") x 3.35m (11' 0")

Cast iron boundaries, Flower beds, variety of rose plants, shrubs, slabbed floor

ENERGY PERFORMANCE RATING

«EpcGraph»

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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DISCLAIMER

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.

