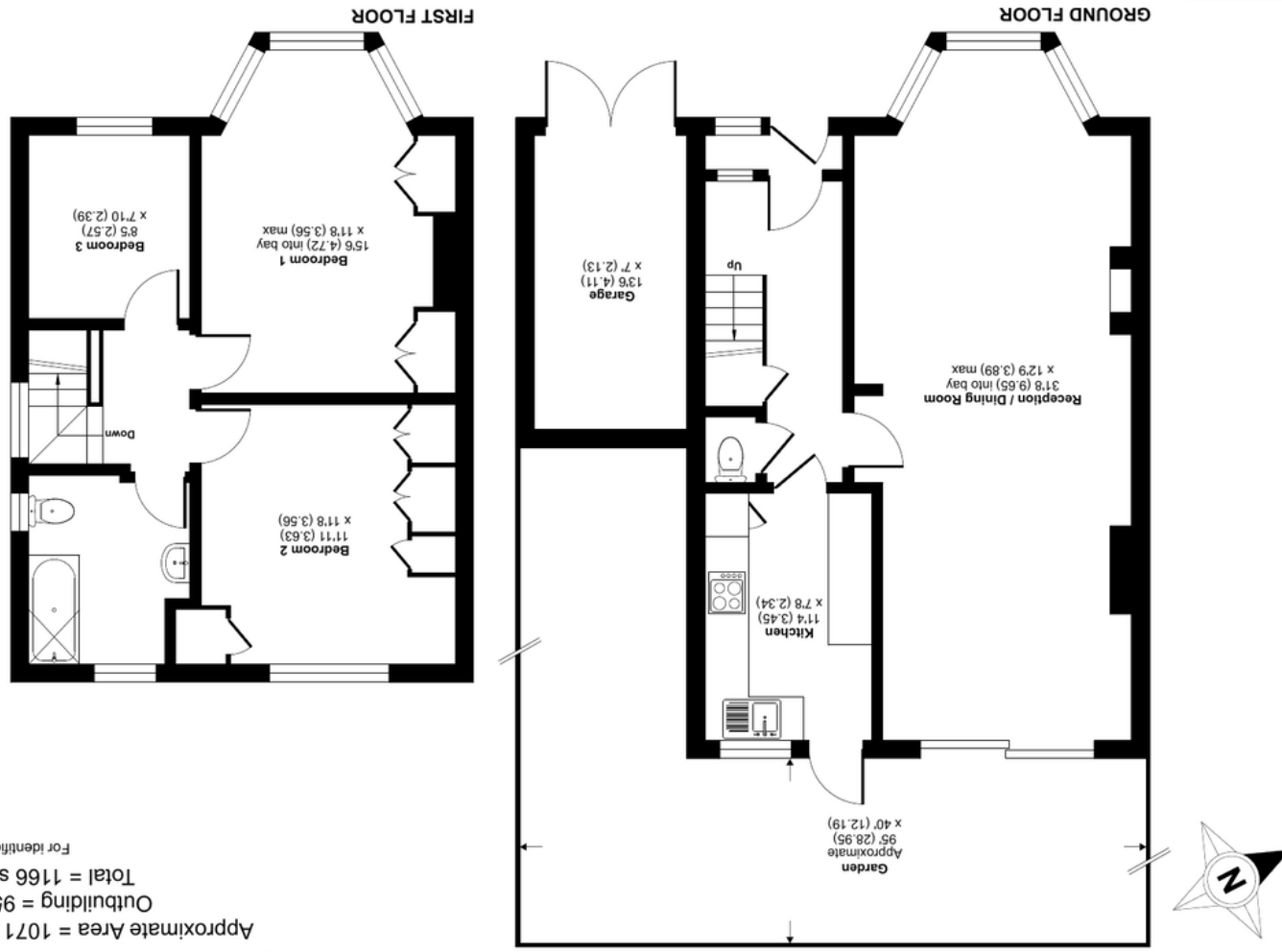


Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). © nidecom 2023.
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Agaton Road, Eitham, SE9



Agaton Road

London, SE9 3RN

A 3 bedroom semi detached family home, situated within walking distance of New Eltham station. Potential to extend (STPP)

Main Features

- 3 bedroom semi detached family home
- Walking distance to New Eltham station
- Potential to extend (STPP)
- Garage & off street parking
- Large rear garden
- Convenient for primary and secondary schools
- Downstairs cloakroom and upstairs bathroom
- Internal viewing recommended

FULL DESCRIPTION

A three-bedroom semi-detached family home within walking distance to New Eltham station, offering great links into London. Convenient for local shops, bus routes and nearby secondary and primary schools including Dulverton Primary School.

To the ground floor the property comprises: Entrance porch, hallway with downstairs cloakroom, through reception / dining area and a fitted kitchen. To the first floor there are three good sized bedrooms and a family

bathroom.

To the outside there is a large rear garden, garage and off-street driveway parking to the front with lots of potential to extend STPP

An internal viewing comes highly recommended,

Entrance hall

Downstairs cloakroom

Lounge/diner

31' 8" x 12' 9" (9.65m x 3.89m)

Kitchen

11' 4" x 7' 8" (3.45m x 2.34m)

First floor landing

Bedroom one

15' 6" x 11' 8" (4.72m x 3.56m)

Bedroom two

11' 11" x 11' 8" (3.63m x 3.56m)

Bedroom three

8' 5" x 7' 10" (2.57m x 2.39m)

Bathroom



Outside

Rear garden approximately 95' x 40'.
Off street parking to the front. Garage to side 13'6 x 7'

Additional Information

Council Tax Band E £2,491 per annum.
Local authority Bexley London Borough Council
Current EPC Rating 47
Potential EPC Rating 70

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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