# **Dexters**









# Ladywell Road, SE13 £600,000

An extended Victorian terrace positioned moments from Ladywell Village. There are three bedrooms, a three piece family bathroom, a handy separate utility room and a kitchen diner with a conservatory leading to a large rear garden.

Ladywell Road is well positioned for the amenities of Ladywell village, in close proximity to Ladywell Fields and Hilly Fields Park and ideal for the commuter being a short walk to Ladywell Station giving frequent services into Charing Cross, London Bridge and Cannon Street.

#### **Features**

Three Bedrooms
Separate Utility Room
Close To Transport
Family Bathroom
Mature Garden
Conservatory

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## Ladywell Road, London, SE13

### **Ground Floor** Utility To Garden First Floor **Bedroom** Conservatory 3.02m x 2.30m (9' 11" x 7' 7") 2.98m X 2.03m (9' 9" x 6' 8") Kitchen / **Dining Room Bedroom** 3.50m x 3.00m 3.50m x 3.16m (11' 6" x 10' 4") (11' 6" x 9' 10") Reception Room **Bedroom** 4.61m x 3.53m 3.82m x 3.48m (12' 6" x 11' 5") (15' 1" x 11' 7")

Total area (approx.) : 90 sq. m (969 sq. ft) Total outbuilding area (approx.) : 4.3 sq. m (46 sq. ft)







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