

Wearside Road, SE13 £1,200,000





## Wearside Road, SE13

Moments from Ladywell Village, this imposing and stunningly presented double fronted semi-detached house with a double storey side extension, offering in excess of 1800 Sq Ft with gated off-street parking.

Tucked away behind a quiet residential street, this double fronted house boasts an exceptionally designed double storey side extension and ample gated parking space. Upon entering the property, you are greeted with a generous porch and hallway that provides access into the two separate reception rooms.

Moving round into the vast open plan kitchen/dinning and entertaining space you will find a smart fully integrated kitchen which blends seamlessly with the dining space and light filled entertaining area, will also find a downstairs W/C and a separate office room.

Across the first floor, there are four double bedrooms with the master bedroom benefiting from a wrap around dressing room and en-suite, there is also another family bathroom.

Wearside Road is located a short walk from the amenities of Ladywell Village and Ladywell station which provides quick and easy access into central London. Features

**Double Fronted House** Semi-Detached **Double Storey Side Extension Gated Off Street Parking** Generous Rear Garden Over 1800 Sq Ft





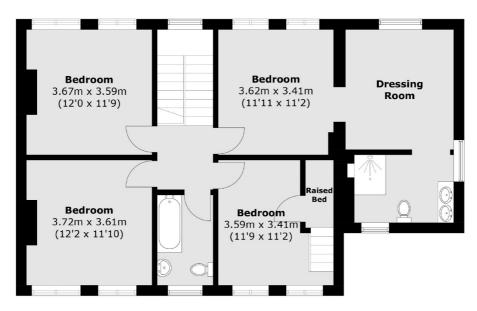




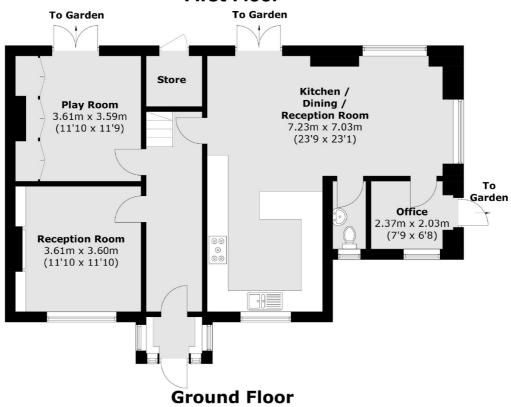




## Wearside Road, London, SE13



## **First Floor**



Total area (approx.): 168.8 sq. m (1,816.9 sq. ft) Store (approx.): 2.4 sq. m (25.8 sq. ft)



Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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