



Elmers End Road, SE20 | Guide Price £700,000

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## In General

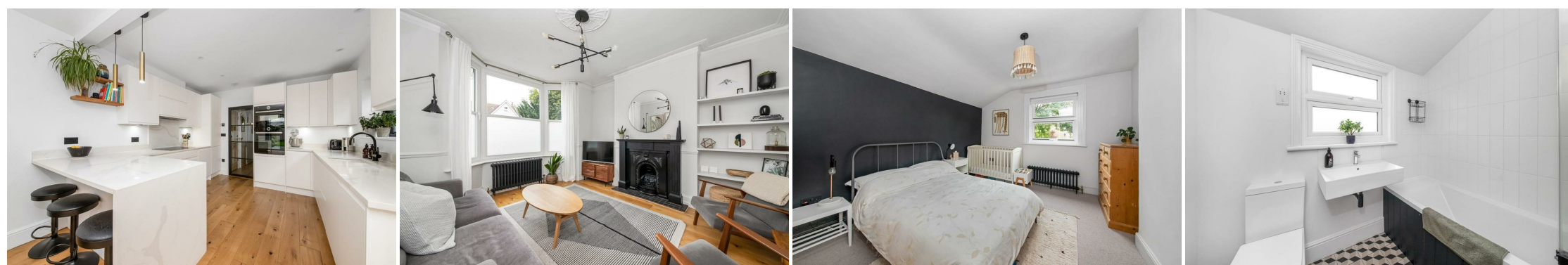
- Beautifully finished Victorian house
- Generous kitchen / diner
- Premium fixtures and fittings
- Two reception rooms
- Characterful features throughout
- Convenient for transport links

## In Detail

**\*GUIDE £700,000 - £725,000\*** A stunning three double bedroom Victorian end of terrace house offered in exceptional condition and well placed for multiple transport links.

This eye-catching property has been remodelled and transformed by the current owners to create a warm, inviting, and characterful home with balanced accommodation arranged over two floors. On the entrance level there are two reception rooms with fireplaces and coving, and a sunny bay window at the front which allows for plenty of natural light. The addition of double and triple glazing makes these quiet and tranquil spaces to relax. Engineered solid oak flooring is featured throughout, as are cast iron radiators, bespoke cabinetry, and contemporary matt black fittings. There is a handy WC on the ground floor, as well as coat storage and a utility cupboard. The heart of the house is a stylish kitchen / diner with an abundance of work and storage space. This fabulous formation is a dream for culinary enthusiasts, as well as those who enjoy entertaining - serious thought has gone into the design and execution, which includes under floor heating, a sit-up breakfast bar, integrated appliances, quartz countertops, an induction hob, and the fitting of premium trusted brands. Bi-fold doors bring the outside in on sunny summer days. Upstairs there are three well proportioned bedrooms (particularly the master) and a contemporary bathroom with luxury fixtures and Geberit sanitary ware. Also, a sizeable loft space which lends to conversion if desired (STP). Other notable points include an electrical re-wire throughout, a recently replaced boiler, and original dipped internal doors.

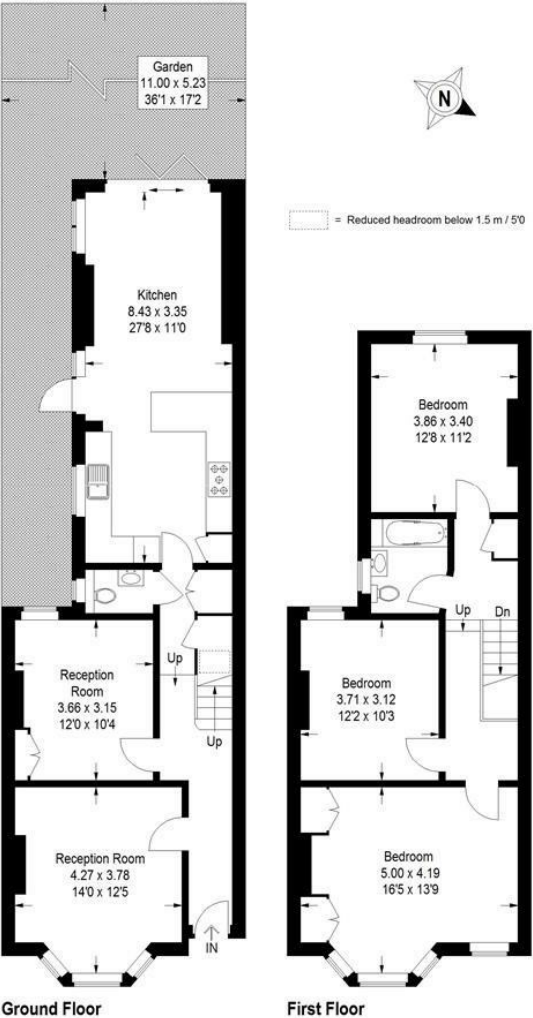
Externally the landscaped rear garden is a quiet retreat and features a porcelain tiled seating area, colourfully planted raised beds, a neat lawn, and even an apricot tree. This private oasis boasts a south-westerly aspect and is the perfect spot for a lazy day reading a book or enjoying time out with friends and family.



# Floorplan

## Elmers End Road, SE20

Approximate Gross Internal Area  
Ground Floor = 70.7 sq m / 761 sq ft  
First Floor = 58.8 sq m / 633 sq ft  
Total = 129.5 sq m / 1394 sq ft



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Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,  
shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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