



## 160 HOLMSDALE

LONDON, EN8 8RG

£2,100

Nestled in the tranquil area of Holmsdale, London, this charming house presents an excellent opportunity for those seeking a comfortable family home. Boasting three spacious bedrooms, this property is perfect for families or individuals who appreciate room to breathe. The well-appointed reception room offers a welcoming space for relaxation and entertaining, ensuring that you can enjoy both quiet evenings and lively gatherings with ease.

The house features a modern bathroom, designed for both functionality and comfort. Natural light floods the interiors, thanks to the double-glazed windows, which not only enhance the aesthetic appeal but also contribute to energy efficiency.

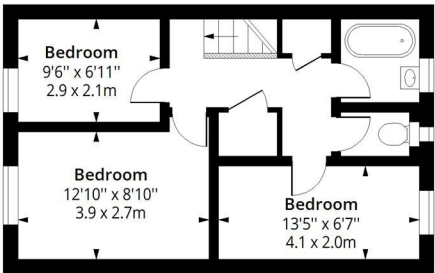
One of the standout features of this property is the delightful garden, providing a serene outdoor space for gardening enthusiasts or simply a lovely area to unwind after a long day. The garden is



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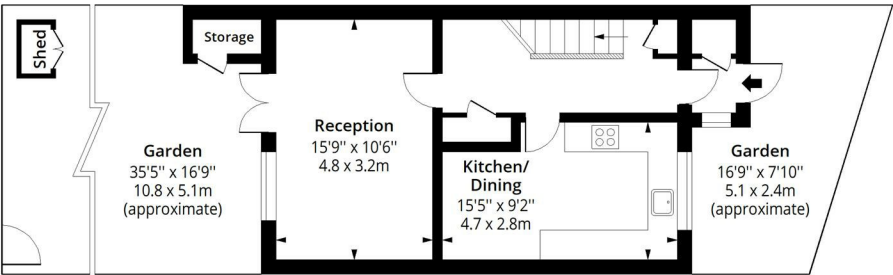
# Holmsdale Road, EN8

Approx. Gross Internal Area 890 Sq Ft - 82.69 Sq M  
Approx. Gross Shed Area 20 Sq Ft - 1.86 Sq M



First Floor

Floor Area 433 Sq Ft - 40.23 Sq M



Ground Floor

Floor Area 457 Sq Ft - 42.46 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 19/5/2025

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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