



176 SANDHURST ROAD LONDON, SE6 1XD

£575,000
FREEHOLD

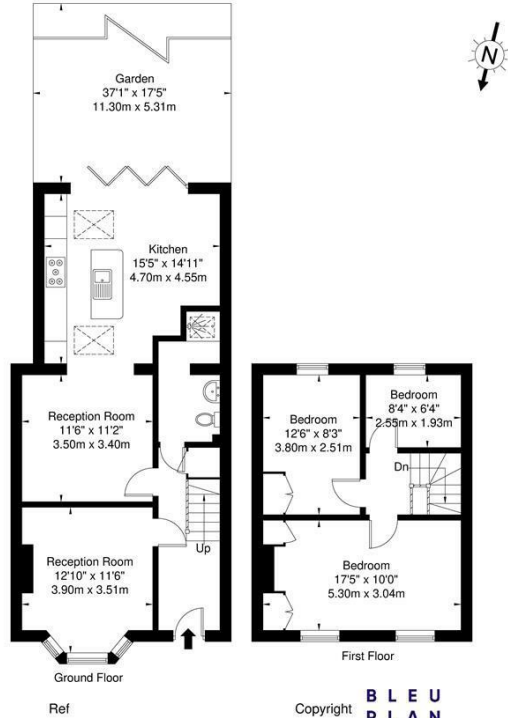
Douglas Pryce are delighted to offer to the market this elegant, 1037 SQ FT family home, filled with stunning period features on the desirable Corbett Estate. The property itself includes three good-sized bedrooms, a modern and spacious open-plan kitchen which lead to a play room/dining room, a completely separate living room, engineered wood flooring, bespoke wooden shutters and a large private garden.

The house is situated within close proximity to Hither Green station and benefits from a number of local amenities and Mounfield Park. The property also benefits from being in close proximity to Sandhurst and Torrison Primary Schools, Haberdashers Askes Academy and St. Dunstons College. There are also excellent transport links with numerous bus routes close by as well as Hither Green, Bellingham, Lee and Catford station(s).

DouglasPryce

Sandhurst Road SE6 1XD

Approx. Gross Internal Area = 96.4 sq m / 1037 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(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	

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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