



## Donato Drive, London, SE15 6BF

\*GUIDE PRICE £800,000 - £825,000\*

A spacious three bedroom house located in a residential community a short stroll away from the greenery of Burgess Park. Cleverly designed and spread over three floors, the property boasts a modern kitchen with access to a large immaculate garden, a guest washroom, and spacious garage.

On the first floor are the naturally bright reception room and the first of three double bedrooms. Two more double bedrooms, one with an en-suite and built-in storage, are located on the top floor, along with the stylish family bathroom. Additional storage can be found in the ground floor hallway.

The property is surrounded by many local amenities such as restaurants, artisanal cafés, boutique shops, bakeries, gyms and galleries. This house has great bus links located a stroll away for a quick commute to London Bridge, the City and West End.

Council Tax Band - E

- Spacious Three Bedroom End Of Terrace Family House
- Tranquil Village-Feel Residential Location
- Scope for Garage Conversion and Rear Extension
- Great Transport Links
- Large Garden
- Front Porch and Driveway
- Plenty of Storage
- Moments from the Greenery of Burgess Park
- Freehold

**Alex & Matteo**  
ESTATE AGENTS

**Guide price £800,000**

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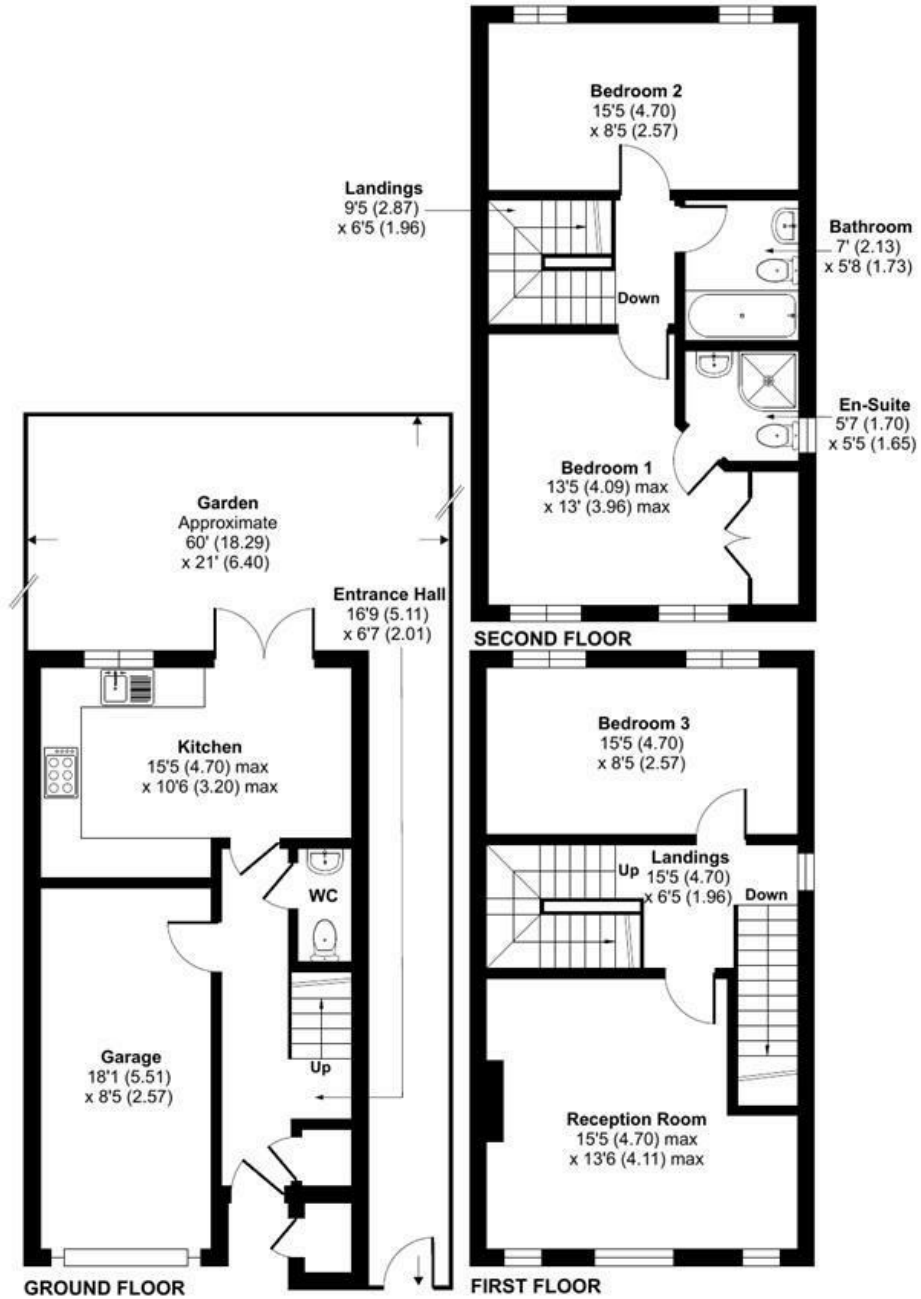
Approximate Area = 1162 sq ft / 107.9 sq m

Garage = 153 sq ft / 14.2 sq m

Outbuilding = 8 sq ft / 0.7 sq m

Total = 1323 sq ft / 122.8 sq m

For identification only - Not to scale



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ESTATE AGENTS



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1154656

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	