



138 Castleton Road
London, SE9 4DE
£400,000 Freehold EPC: D

 **Maguire Baylis**



Guide Price: £400,000 – £425,000. Maguire Baylis are delighted to present to the market this three bedroom family house which forms part of a popular and convenient road.

The property, which is offered for sale on a chain free basis, features good sized accommodation which comprises: entrance hallway; living room to the front; fitted kitchen with access to the rear garden; modern downstairs bathroom. Upstairs, via the landing, are the three bedrooms, all of which are a good size with two double and a large single room.

Outside, the rear garden provides a sunny south facing aspect, is laid to lawn and features a decked patio area, plus a large space to the side which is used as a further seating area. There is also a lawned garden to the front.

For families, nearby schools include Elmstead Woods and St Vincent's Primary schools. Transport links include Elmstead woods station with transport links to London Charing Cross, London Bridge and Cannon street.

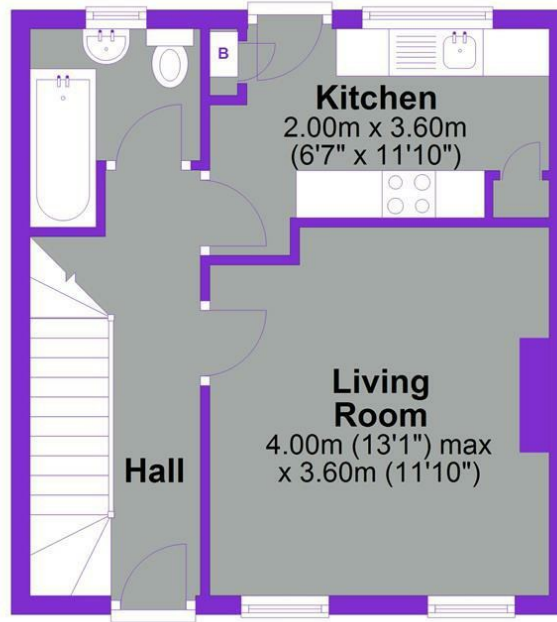
- SEMI DETACHED FAMILY HOME
- THREE GOOD SIZE BEDROOMS
- MODERN FITTED KITCHEN
- SPACIOUS LIVING ROOM
- GOOD SIZE REAR GARDEN WITH SPACE TO SIDE
- MODERN GROUND FLOOR BATHROOM
- POPULAR LOCATION – QUIET ROAD
- CLOSE TO ELMSTEAD WOODS, MOTTINGHAM & GROVE PARK STATIONS
- CHAIN FREE SALE
- EPC – BAND D





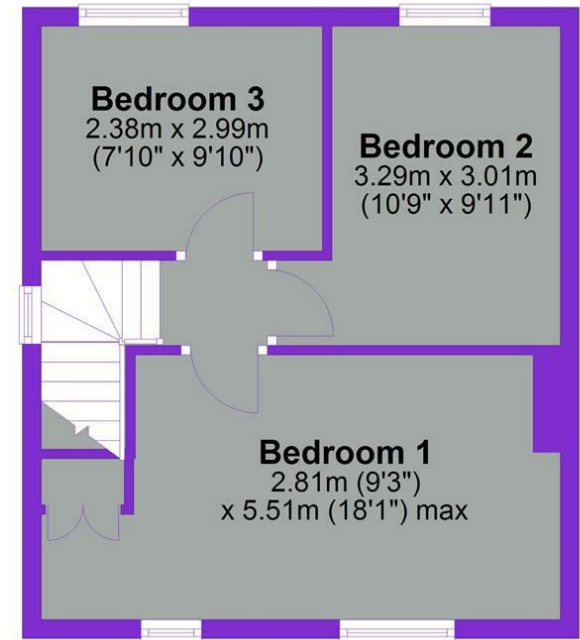
Ground Floor

Approx. 33.1 sq. metres (356.7 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



Total area: approx. 67.8 sq. metres (730.1 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

ENTRANCE HALL

Part double glazed front door; radiator; wood effect flooring; useful built-in storage cupboard; stairs to first floor.

LOUNGE

13'3 x 11'8 (4.04m x 3.56m)

Two double glazed windows to front; wood flooring; radiator.

KITCHEN

11'9 x 6'4 (3.58m x 1.93m)

Double glazed window to rear plus part double glazed door to garden; fitted with a good range of wood effect wall and base units with granite effect worktops to two walls; inset stainless steel sink unit; stainless steel gas hob with extractor hood over; electric oven; tiled flooring; radiator.

GROUND FLOOR BATHROOM

Double glazed window to rear; suite comprising panelled bath with built-in shower over; fitted wash basin; WC; fully tiled walls and flooring; heated towel rail.

FIRST FLOOR LANDING

Double glazed window to side; access to loft.

BEDROOM 1

14'10 (plus recess3') x 9' (4.52m (plus recess0.91m) x 2.74m)

Two double glazed windows to front; radiator; wood effect flooring; built-in storage cupboard.

BEDROOM 2

10'9 x 8' (plus door recess) (3.28m x 2.44m (plus door recess))

Double glazed window to rear; wood effect flooring; radiator.

BEDROOM 3

9'5 x 7'7 (2.87m x 2.31m)

Double glazed window to rear; wood effect flooring; radiator.

GARDEN

approx 40' x 40' (approx 12.19m x 12.19m)

Triangular shaped rear garden, mainly laid to lawn with decked patio area and additional seating area to side; side access via gate; outside tap. Lawned front garden.

PARKING

On street.

COUNCIL TAX

London Borough of Bromley - Band C



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Important Note: Maguire Baylis have made every effort to ensure the accuracy of these particulars. However, intending buyers should satisfy themselves by way of legal enquiries, survey and inspection as to the correctness of each statement. The details contained form no part of any contract and are provided without responsibility on the part of the agents or vendor. We have not carried out a survey or tested any appliances or services. Any reference to alterations made is not a statement that planning/building consent has been obtained. References to the legal title are based on information supplied by the vendor.