



Timber Pond Road, London, SE16 6AG

- Guide Price £575,000 to £600,000
- Sold Chain Free
- Front and Rear Gardens
- Canada Water Tube and Overground Station 0.4 miles
- River Thames Walk 0.4 miles
- Two Bedroom House
- Reception Room with Separate Kitchen
- Allocated Parking Space
- Surrey Quays Shopping Centre 0.6 miles
- EPC C

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DESCRIPTION

Guide Price £575,000 to £600,000. Two bedroom freehold house for sale 0.4 miles from Canada Water Tube and Overground Station - 1 stop to Canary Wharf; 2 stops to London Bridge. Sold chain free.

This lovely mid-terrace 1990s house has an open reception room leading to a separate kitchen. The kitchen has an integrated oven, hob and extractor, plus space for a fridge freezer, washing machine, dishwasher and small table. There is also a door to the rear garden.

Upstairs, there are two double rooms, one to the front of the house and one to the back, along with a family bathroom in the middle. The bathroom has a three piece white suite, with white marble effect tile surround.

The house has wooden floors throughout. The loft is useful for storage and could be converted, subject to the usual permissions.

The rear garden is approx. 21ft deep, mostly paved, with a flower bed to one side and some raised beds to the other, plus a gate to the road behind - ideal for getting your bikes out.

The house comes with an allocated parking space in the road behind, accessible through the garden gate.

The house is sold chain free.

Canada Water Tube and Overground Station 0.4 miles
Surrey Quays Shopping Centre 0.6 miles
Stave Hill and park / woodlands 0.1 mile
River Thames Walk 0.4 miles

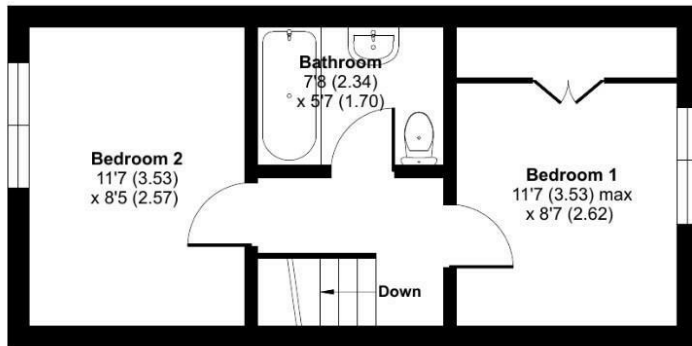
Please call the Sales Team at Hunters to arrange your viewing.



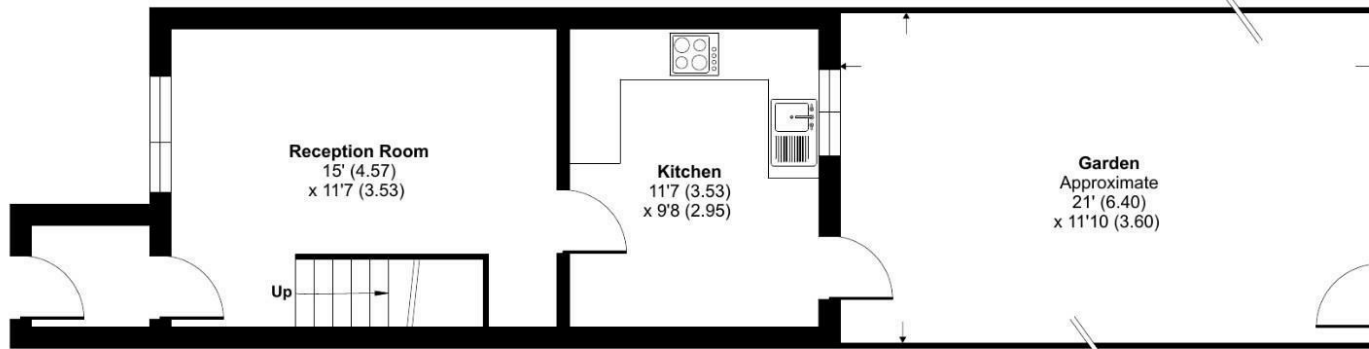


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Approximate Area = 604 sq ft / 56.1 sq m
For identification only - Not to scale



FIRST FLOOR

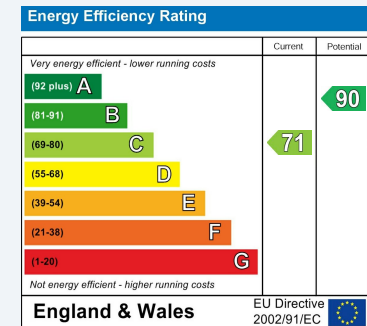


GROUND FLOOR



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact surreyquays@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Hunters. REF: 1194153



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