



608 Rochester Way, London, SE9 1RL Asking Price £535,000

Welcome to this charming property located on Rochester Way. This mid terrace home boasts two spacious reception rooms, THREE bedrooms, kitchen with utility area and ground floor bathroom with modern white suite. Conveniently located for access back to Eltham mainline train station offering a fast and frequent service into central London and close to the Ofsted outstanding Deansfield primary school.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the potential and charm that this property has to offer! EPC rating D, council tax Greenwich band D, freehold.



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ENTRENCE PORCH

Multi paned entrance door with windows to either side, electric car charging port, tiled flooring

ENTRANCE HALL

Wooden entrance door with frosted glass insert, centre light point, stairs to first floor level with under stairs storage cupboard, covered radiator, laminate flooring.

RECEPTION ROOM 13'6" into bay x 11'1" (4.12 into bay x 3.39)

Double glazed bay window to front, centre light point, coving to ceiling, radiator, stripped wooden flooring.

DINING ROOM 11'2" x 10'10" (3.42 x 3.32)

Centre light point, radiator, laminate flooring.

KITCHEN

Fitted with a matching range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer, space for eight ring burner range cooker, space for washing machine and space for American style fridge freezer. Two double glazed windows to rear, double glazed door to rear leading to garden, two multi point centre light points. Half tiled half laminate flooring.

BATHROOM 7'6" x 5'5" (2.29 x 1.66)

White fitted suite comprising: paneled bath with mixer tap, shower over and glass shower screen. vanity wash hand basin with mixer tap and low level flush W.C. Inset ceiling spotlights, heated towel rail, tiled flooring.

FIRST FLOOR LANDING

Access to loft, doors to all rooms, stripped wooden flooring.

BEDROOM ONE 17'1" x 11'1" (5.21 x 3.39)

Two double glazed windows to front, coving to ceiling, centre light point, three radiators, carpet as laid.

BEDROOM TWO 10'10" x 8'4" (3.31 x 2.55)

Double glazed windows to rear, centre light point, cast iron feature fireplace, radiator, laminate flooring.

BEDROOM THREE 8'3" x 7'5" (2.54 x 2.27)

Double glazed window to rear, centre light point, access to loft, wall mounted boiler, radiator, laminate flooring.

FRONT GARDEN

Off street parking for two vehicles.

REAR GARDEN

South Facing. Patio area, laid to lawn, flower and shrub borders, decking to the rear, shed.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worse	Very environmentally friendly - lower CO ₂ emissions	Worse
92-100% A		92-100% A	
81-91% B		81-91% B	
69-80% C		69-80% C	
55-68% D		55-68% D	
39-54% E		39-54% E	
21-38% F		21-38% F	
1-20% G		1-20% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	80	EU Directive 2002/91/EC	
England & Wales		England & Wales	

Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.