



Arsenal Road, London, SE9 1JT

Asking Price £475,000

A superb TWO bedroom cottage situated within the heart of the Progress estate. Internally the property boast a sizeable lounge with period cast iron fireplace, fitted kitchen and breakfast area, two bedrooms and a four piece bathroom suite to the first floor. The garden is to two sides and a detached garage and off road parking to the side. Offered with no onward chain an internal viewing comes highly recommended.

ENTRANCE

A wooden multi painted door to the entrance hall.

ENTRANCE HALL

Stairs to first floor, wooden flooring, centre light point, door to the lounge.

LOUNGE



A dual aspect room with a double glazed leaded light window to front and side, a feature cast iron fireplace with tiled insert and hearth and wooden mantle, radiator, wooden flooring, door housing under stairs cupboards, picture rail, centre light point.

FITTED KITCHEN



An L shaped kitchen with a range of eye and base units, roll top work surface tiled surround, sink unit and drainer, space for a free standing oven with extractor fan over, plumbing for washing machine, wall mounted boiler, inset spotlights, tiled flooring, space for a free standing fridge freezer, multi painted casement window to side, double glazed window to rear, radiator, space for a dining table, door for access to the garden.

REAR GARDEN



A small paved patio area, outside tap, laid to lawn, side access via a lockable gate.

DETACHED GARAGE

A detached garage with an up and over door, personal door for access to the garden, two windows to side and rear.

LANDING

A dog-leg staircase to the first floor, access to loft via hatch, inset spotlights.

BEDROOM ONE



A dual aspect room with double glazed leaded light windows to side and front, inset spotlights.

BEDROOM TWO



A double glazed leaded light window to side, radiator, a feature cast iron fireplace, built in walk in wardrobe, centre light point.

FAMILY BATHROOM

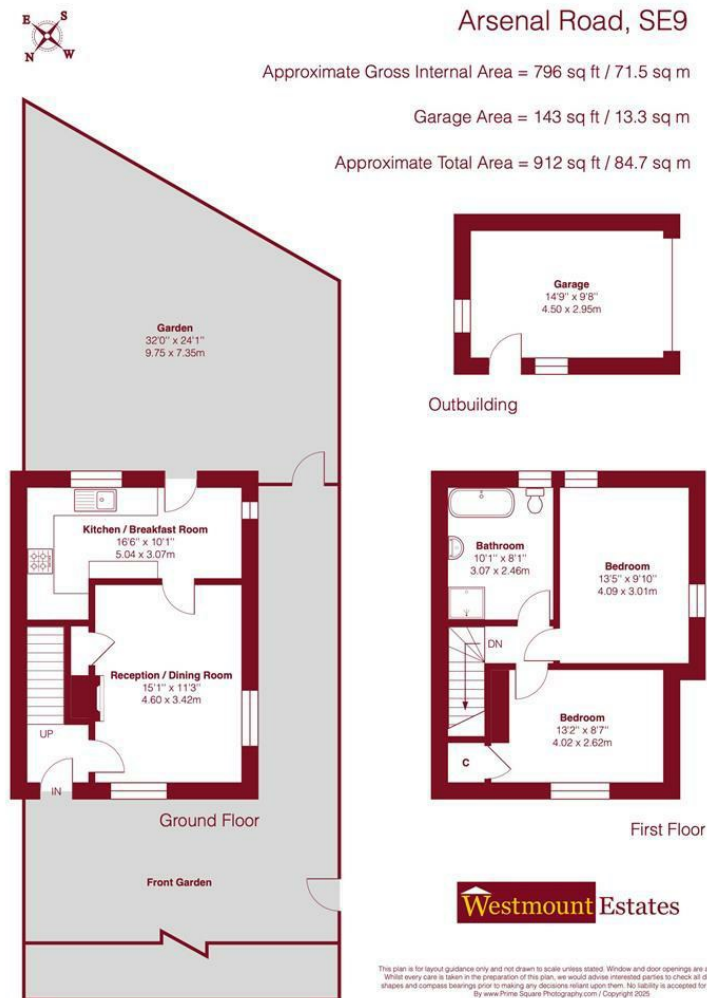


A four piece suite comprising oval bath with mixer taps and shower attachment, vanity wash hand basin, low flush w/c, walk in fixed and detachable head shower with tiled insert and glass screen, double glazed frosted window to side, towel rail radiator, extractor fan, inset spotlights.

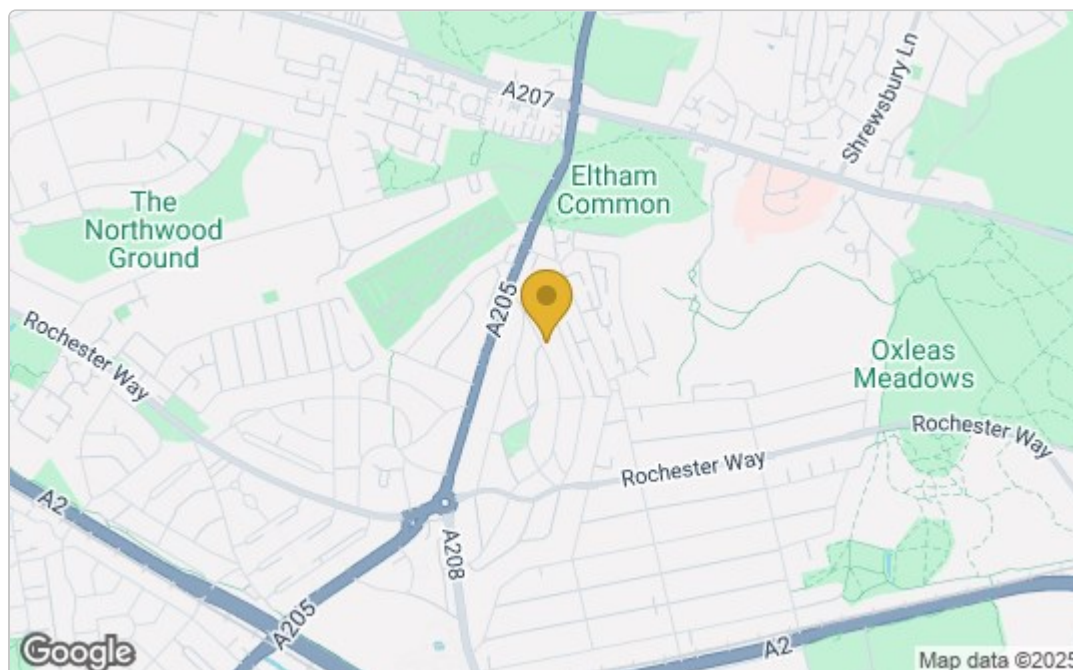
FRONTAGE

A picket fence, laid to lawn with mature shrubs to an angle, pathway to front door.

Floor Plan




Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
<p>England & Wales</p> <p>Environmental Impact (CO₂) Rating</p>		EU Directive 2002/91/EC	
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
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