



## ESTATE AGENT



### Amblecote Meadows

London, SE12 9TA

£315,000

\*\*\* GUIDE PRICE £315,000 - £325,000 \*\*\*

Located within a gated cul-de-sac development and just a short 400m walk from Grove Park station is this immaculately presented, Freehold one double bedroom terraced home, with driveway, balcony and courtyard style garden.

The accommodation comprises: Entrance porch leading into the bright and spacious reception room with stairs rising to the first floor, newly installed kitchen with inbuilt storage and a range of matching white fronted wall and base units with work surfaces incorporating inset sink unit, induction hob with overhead extractor, electric oven, and further space and plumbing for appliances. To the first floor, there is a generously sized double bedroom with direct access onto a private front facing balcony, plus a modern three pieces bathroom suite. Other benefits include new flooring, double glazing throughout and gas fired central heating.

Amblecote Meadows is superbly located just 0.1 miles from Grove Park Station (Zone 4), which offers direct links into London Bridge in as little as fourteen minutes, as well as access to other popular stations such as London Waterloo, London Cannon Street and London Charing Cross. There are regular bus routes providing further transport links and the area is also well served by a variety of local shops, Sainsbury's & Tesco's local, foot outlets and leisure facilities. An ideal first time buy or buy-to-let purchase.

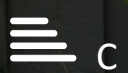
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EPC Rating C

#### Viewing

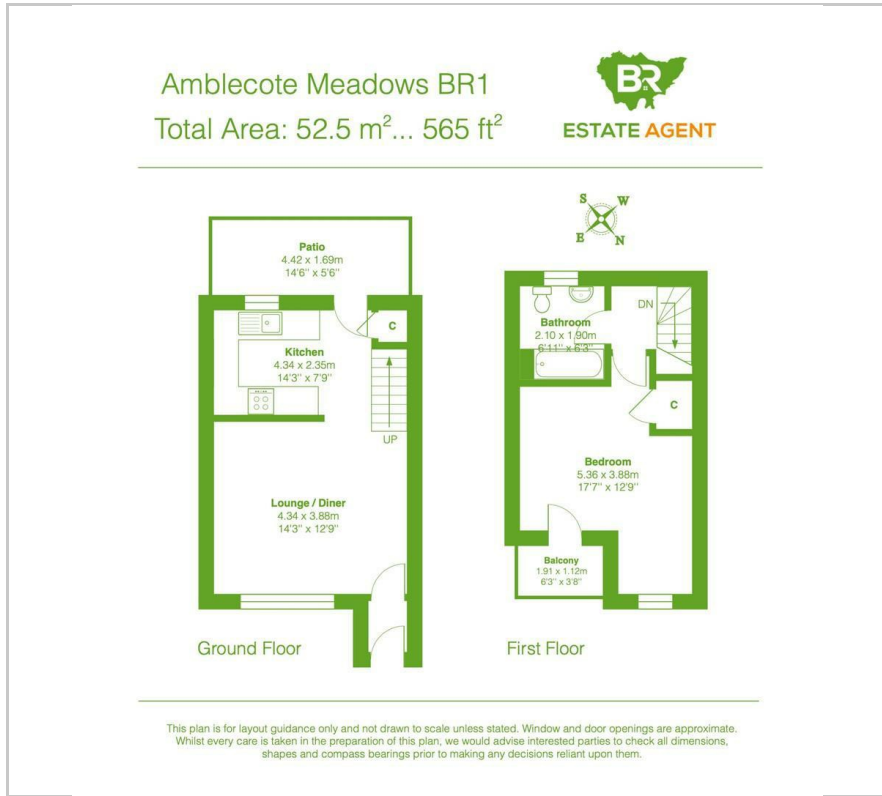
Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.

- One Bedroom Freehold House
- Gated cul-de-sac development
- 0.1 miles from Grove Park Station (Zone 4)
- Newly Installed Kitchen
- Front Facing Balcony
- Private Rear Courtyard
- First Floor Bathroom
- New Flooring
- EPC Rating C
- Ideal first time buy or buy-to-let purchase





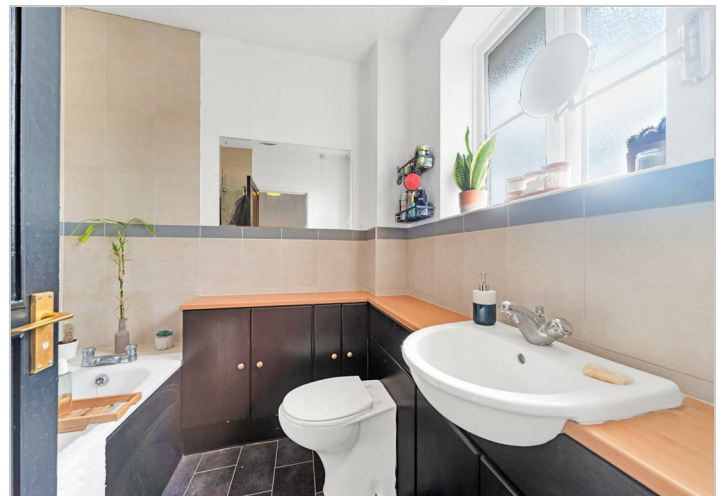
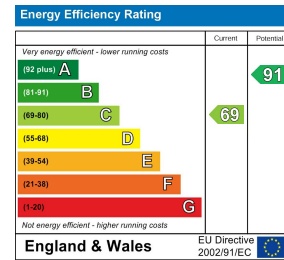
## Floor Plan



## Area Map



## Energy Efficiency Graph



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