



## 50 Frensham Road, London, SE9 3RQ

Offers Over £650,000

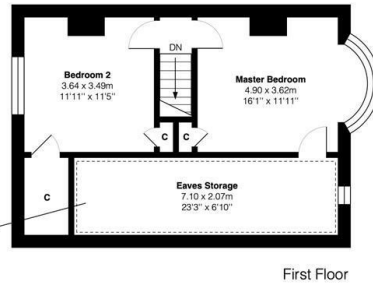
- Chain Free
- Off Street Parking Via Block Paved Driveway
- Fitted Kitchen
- Two Reception Rooms
- Sought After Road
- UPVC Double Glazed
- Detached Garage
- Dulverton School Catchment
- Gas Fired Central Heating
- Walking Distance To New Eltham Station



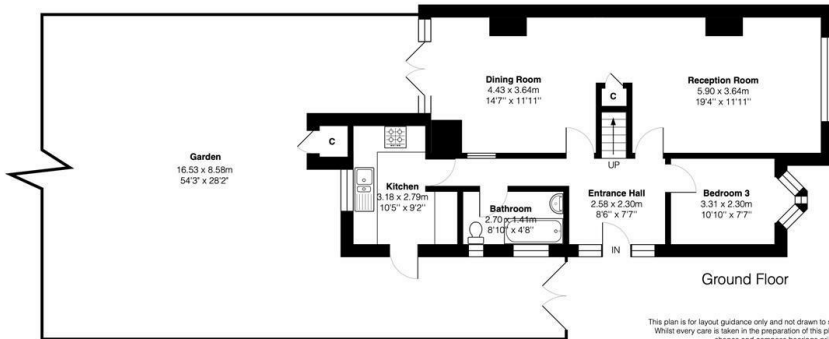
Fresham Road SE9

Total Area 119.3 m<sup>2</sup>... 1285 ft<sup>2</sup>

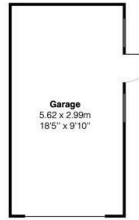
Reduced Ceiling Height



First Floor

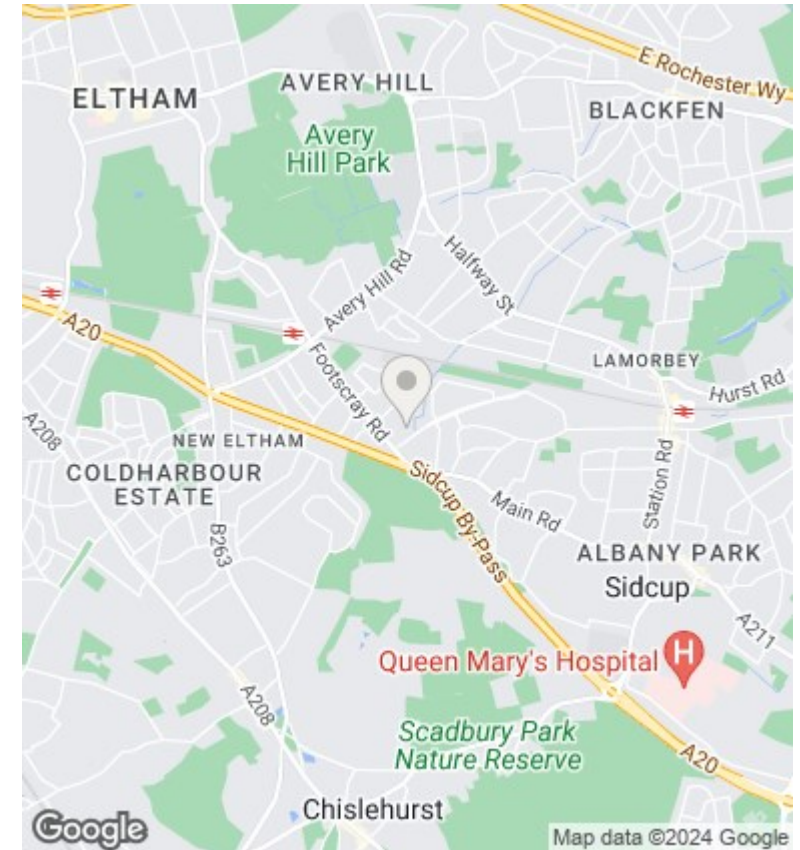


Ground Floor



Out Building

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, angles and compass bearings prior to making any decisions reliant upon them.



## Directions

## Viewings

Viewings by arrangement only. Call 0208 859 1100 to make an appointment.

## Council Tax Band

E

## EPC Rating:

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