

61 Kingsholm Gardens, London, SE9 6LB

£450,000

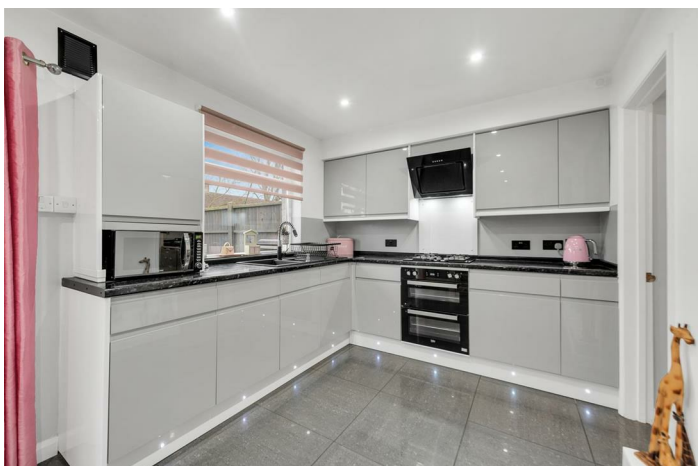
- Three Bedrooms
- Off Street Parking
- 16'11 Kitchen Diner
- Laing Easi-form Construction
- Two Bathrooms
- EPC Rating C

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Laing easi form construction. Three bed extended mid terrace property situated in a popular as well as convenient location. The ground floor has a 16'11 kitchen/diner with a separate utility room, a 15'9 reception room and three piece bathroom. To the first floor you will find three well balanced bedrooms plus a second bathroom. Off street parking is offered to the front and a pretty lawned garden is at the rear. Eltham train station, local shops and favoured schools can all be found near by. A good example of it's kind.



Council Tax Band: C





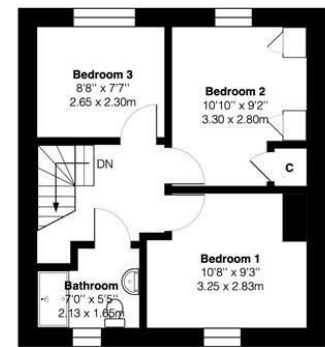
Kingsholm Gardens, SE9

Approximate Gross Internal Area = 917 sq ft / 85.2 sq m



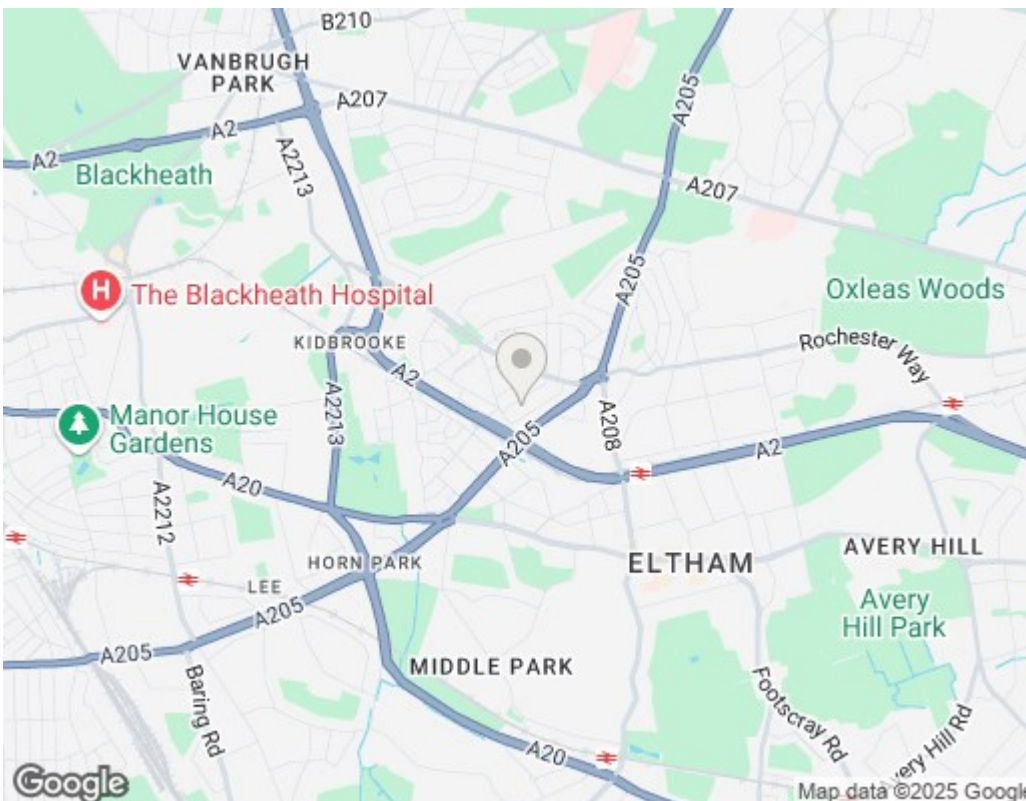
Ground Floor

IrwinScott



First Floor

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, shapes and compass bearings prior to making any decisions reliant upon them.
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Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	