



16 Beaconsfield Road, London, SE9 4DP

£695,000

- Five Bedrooms
- Annex To Side
- 22'1 Kitchen/Diner
- Semi Detached House
- Off Street Parking
- EPC Rating C

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Offering accommodation arranged over three floors and situated within easy reach of Mottingham Village is this five bedroom semi detached house. The ground floor has a 14'8 reception room at the front and at the rear you will find the ever popular open plan kitchen/diner measuring an impressive 22'1 with bi-folding doors to the garden. The first floor has three bedrooms plus a family bathroom. The original loft space now has two bedrooms, a shower room and lots of storage in the eaves. That's not the end of the accommodation though! There is also a self contained annex to the side with living space, shower room and bedroom. An extremely versatile addition to this home. Contact our sales team to arrange an internal inspection.



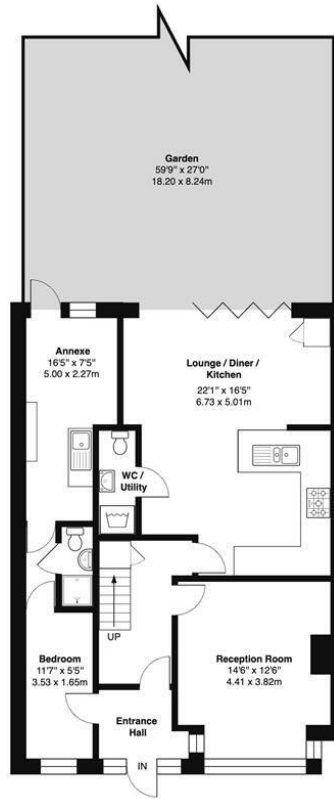
Council Tax Band: E



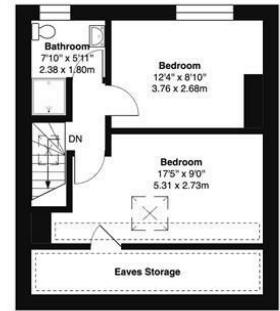


Beaconsfield Road, SE9

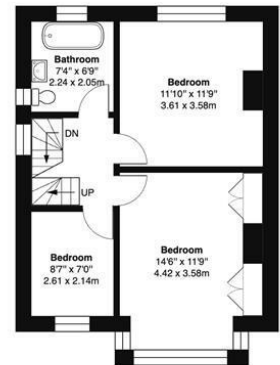
Approximate Gross Internal Area = 1721 sq ft / 159.9 sq m
(excluding eaves storages)



Ground Floor

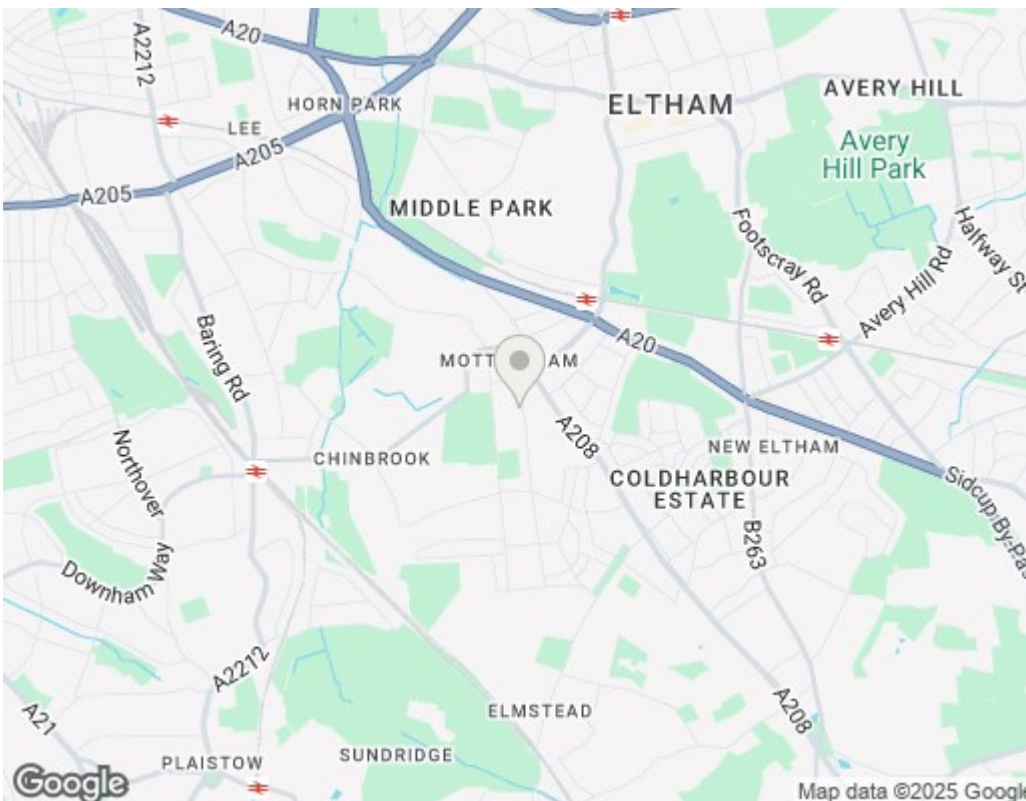


Second Floor



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		
(81-91) B		
(69-80) C	74	83
(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	