



117 Footscray Road, London, SE9 2SY

Offers In The Region Of £700,000

- Three Bedrooms
- 23'2 Kitchen/Diner
- Garage
- Extended Semi Detached House
- Off Street Parking
- EPC Rating D

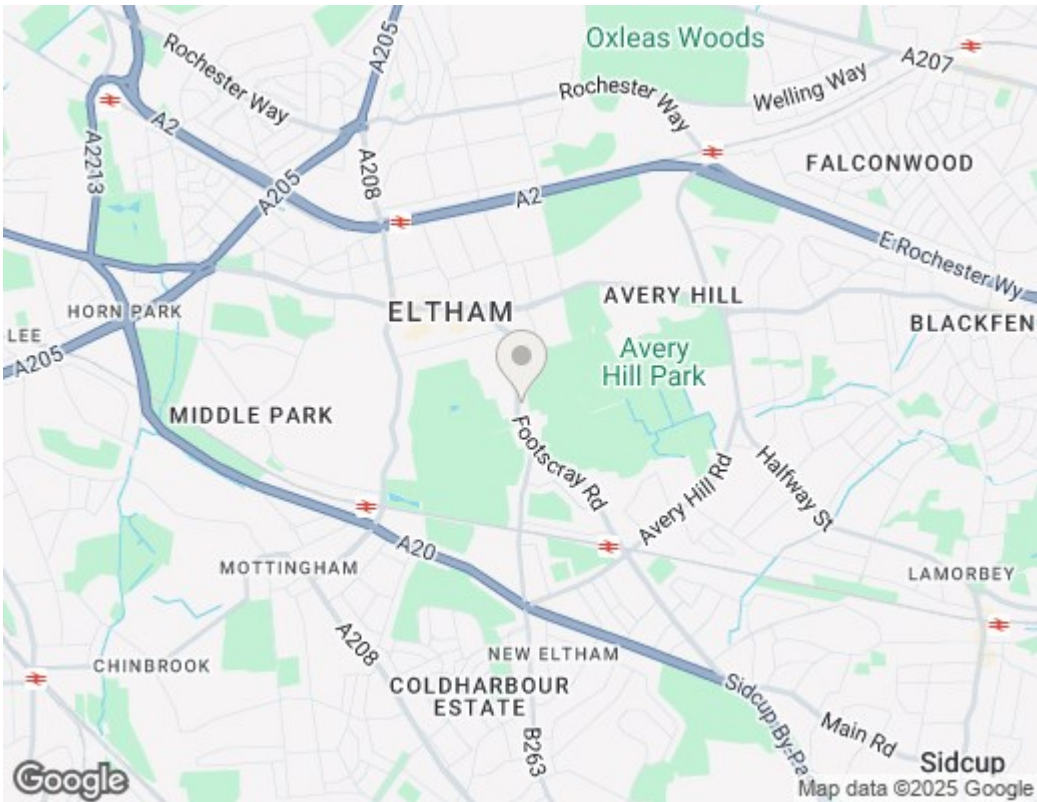
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A thoughtfully extended and greatly improved three bedroom semi detached house. The property embraces modern day living and has a 23'2 kitchen/diner, complete with island unit and bi-fold doors, perfect for entertaining all year round but particularly on a summer's day! The front reception room offers the perfect escape from a house full of guests or a place to spend a cosy evening. The first floor has three bedrooms plus a four piece family bathroom. The rear low maintenance garden extends to nearly 90ft and has a versatile garden house, which can flit between an office, gym and man cave effortlessly. Parking is available to the front and there is a garage to the side. Bus routes, local schools and Eltham High Street are also close by. A wonderful family home in a popular pocket of a desirable area.

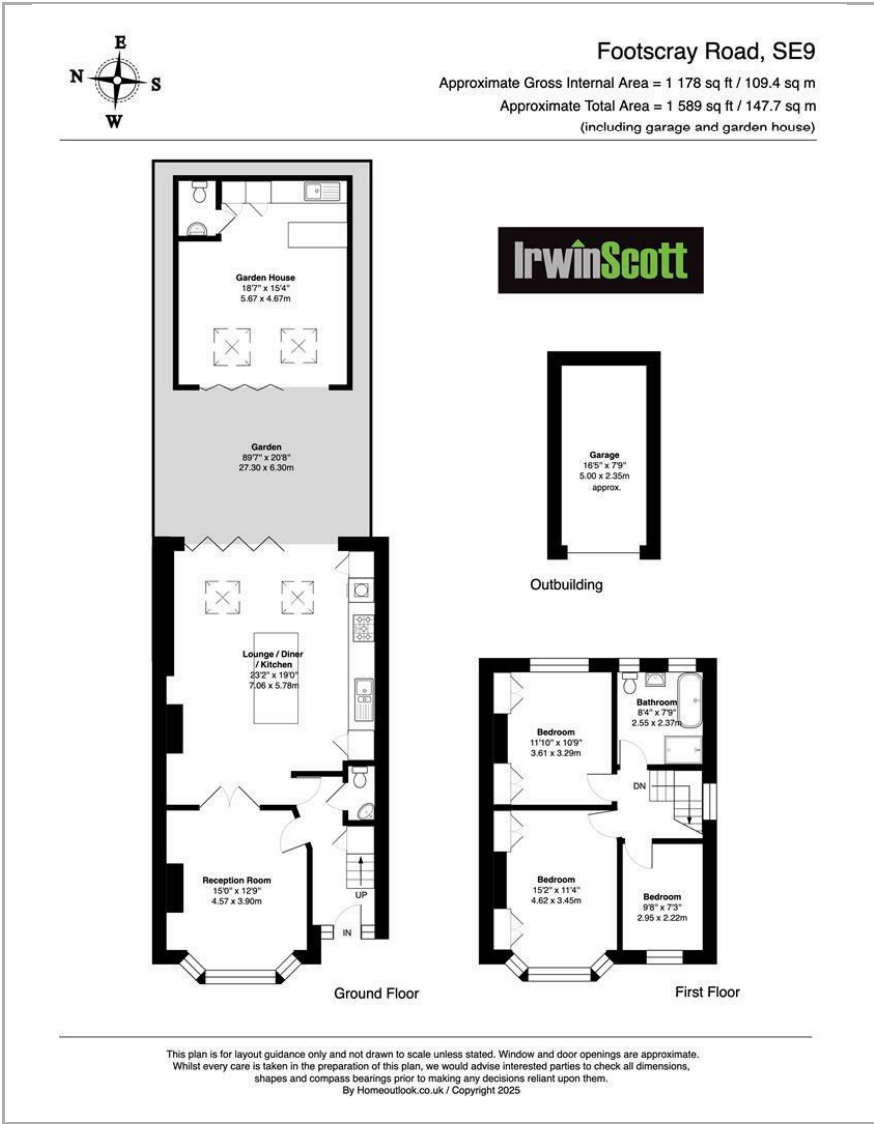


Council Tax Band: E





377 Footscray Road, London, SE9 2DR
0208 859 1100



Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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