



246 Footscray Road, London, SE9 2EJ

£495,000

- Three Bedrooms
- Off Street Parking
- Two Bathrooms
- Mid Terrace House
- Lawned Rear Garden
- EPC Rating D

# 246 Footscray Road, London SE9 2EJ

No onward chain. Three bedroom mid terrace house with an impressive list of features. The ground floor has a 23'4 reception room, a 14'11 kitchen/breakfast room and a bathroom. The first floor has three bedrooms plus a shower room. To the rear there is a secluded lawned garden and off street parking to the front. New Eltham train station and village are both close by. Keys held.



3



2



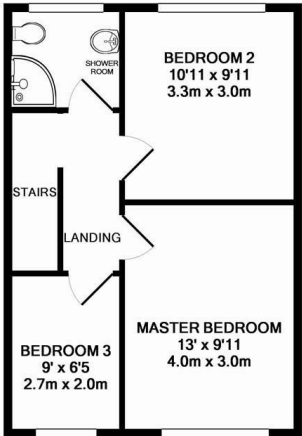
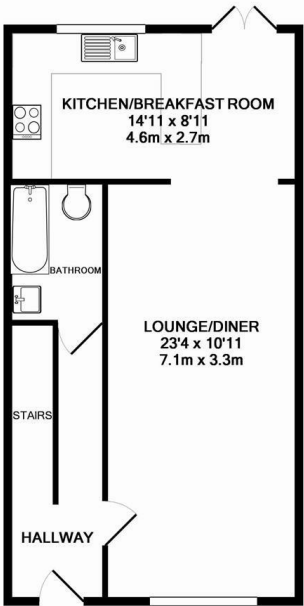
1



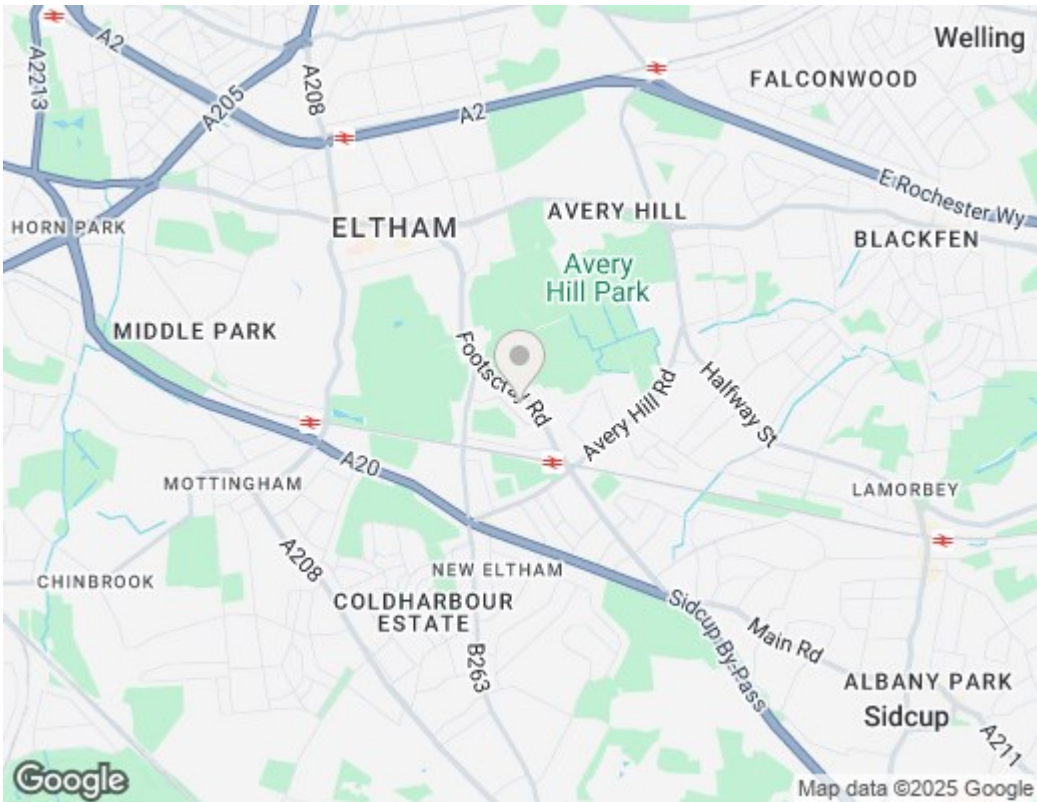
D

Council Tax Band: C





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 76                      |
| (55-68) <b>D</b>                            | 56      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |