



50 BLACKLANDS ROAD LONDON, SE6 3AF

**£650,000
FREEHOLD**

A substantial and well-located four-bedroom semi-detached freehold house offering generous living space, excellent transport links and within walking distance of primary and secondary schools. Situated on the ever-popular Blacklands Road, this impressive home extends to approximately 1,870 sq ft of total internal accommodation, providing versatile and well-proportioned living ideal for modern family life.

The property further benefits from a large, private rear garden, featuring a garden studio that is perfect for home working, a gym, or creative use. To the front, there is off-street parking, complemented by a private garage. Inside, the accommodation is arranged over three floors and includes four well-sized bedrooms, with scope for flexible living and entertaining, and two bathrooms. The house is also fitted with solar panels, significantly adding energy efficiency to the house.

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Approx Gross Internal Area = 134.2 sq m / 1445 sq ft

Restricted head height / Eaves Storage = 9.2 sq m / 99 sq ft

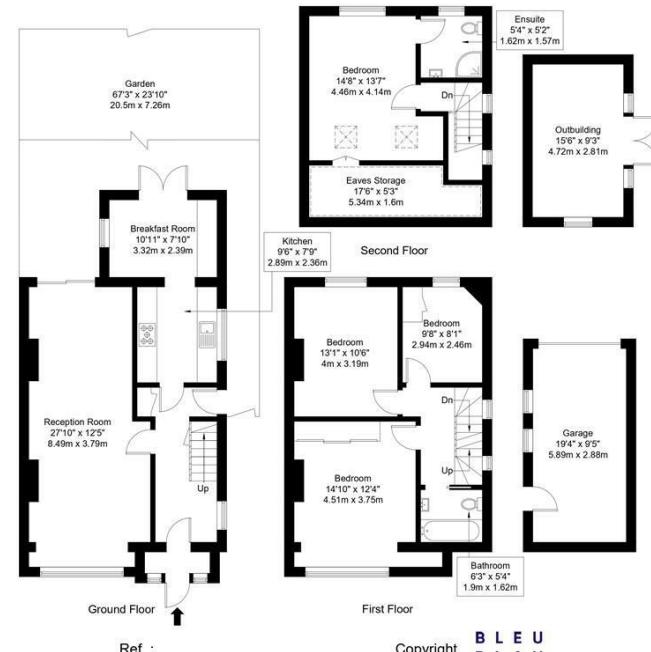
Outbuilding = 13.1 sq m / 141 sq ft

Garage = 17.2 sq m / 185 sq ft

Total = 173.7 sq m / 1870 sq ft



= Reduced headroom below 1.5m / 5'



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E		59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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