



Lairdale Close | London | SE21

Freehold

£625,000

- Three double bedrooms
- family bathroom
- Lots of natural light
- Private garden
- Plenty of storage
- Private parking
- Herne Hill
- Brockwell Park
- Chain free
- Local community




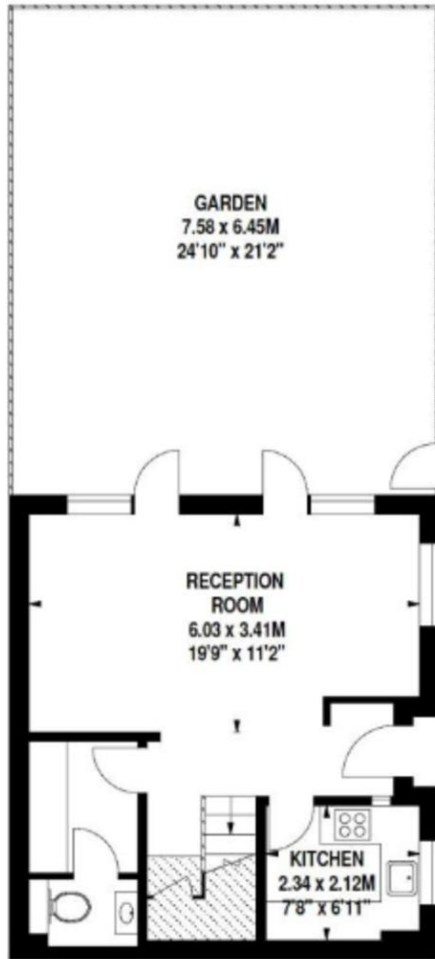
Tucked away in a quiet cul-de-sac just off Rosendale Road, this three bedroom freehold house is perfect for a family looking for a great location with good amenities and schools. Downstairs, there's a bright reception/dining room opening straight onto a private garden, plus a modern kitchen, separate utility room and a downstairs WC. Upstairs you'll find three bedrooms and a well kept family bathroom, along with plenty of built in storage. The house also has smart meters and a water softener system. Lairdale Close is a friendly, well maintained spot with its own playground, popular with families and known for its safe, welcoming feel. Rosendale Road is also a School Street and cycle-friendly. Just a short walk from Herne Hill, with quick links into Victoria and Thameslink services across London. Brockwell Park



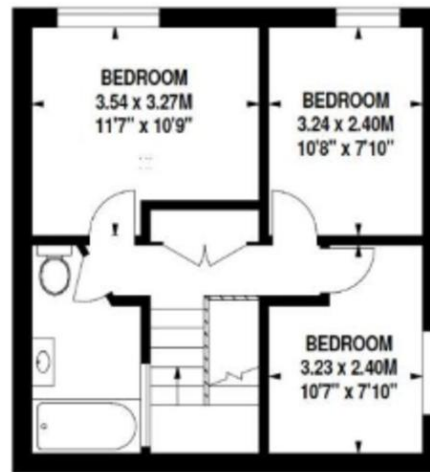
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 83 sq m / 895 sq ft

 Under 1.5m head height



Ground Floor



First Floor

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements.