



Minard Road, London, SE6 1NP

£550,000 Freehold

An excellent opportunity to purchase a spacious 'Chain Free' three-bedroom period terraced home, dating from the early 1900s, and offering fantastic potential to modernise and add value. Perfectly positioned for Hither Green Station, this attractive home is ideal for commuters and growing families alike. The property sits within close proximity to highly sought-after local schools, including Sandhurst, Torrison and Forster Park Primary Schools, along with Conisborough College, making it a superb long-term family investment. Local shops, everyday amenities and reliable bus links are all conveniently nearby. Internally, the house offers three spacious bedrooms, large family bathroom, 16' x 14' lounge plus a 20' x 12'3 kitchen/diner. Outside is 60' rear garden, while the frontage offers potential for off-street parking (STPP), as many neighbouring properties have already achieved.

ENTRANCE HALL 13'5 x 5'7 (4.09m x 1.70m)



Hardwood front door with opaque glazed insert leads into entrance hall with stairs up.

LOUNGE 16' x 14' (into bay) (4.88m x 4.27m (into bay))



Double glazed bay window to front, wall mounted electric heater and coal effect feature fireplace. Telephone and TV aerial points.

KITCHEN/DINER 20' x 12'3 (6.10m x 3.73m)



Two double glazed sash windows to rear and French doors giving access to garden. Range of wall and base units with work surfaces over, stainless steel sink with mixer tap and drainer, four ring Zanussi ceramic hob, high level Bosch double oven, space and plumbing for washing machine, tumble dryer, slimline dish washer and tall fridge

freezer. Wall mounted pebble effect fire, wall mounted electric heater and under stair storage cupboard.

LANDING 6' x 2'9 (1.83m x 0.84m)

BEDROOM ONE 16'5 x 11'1 (into bay) (5.00m x 3.38m (into bay))



Double glazed bay window to front and wall mounted electric heater.

BEDROOM TWO 12' x 11'1 (3.66m x 3.38m)



Double glazed window to rear.

BEDROOM THREE 10' x 8'7 (3.05m x 2.62m)



Double glazed window to front.

FAMILY BATHROOM 8'8 x 8'5 (2.64m x 2.57m)



Opaque window to rear, vinyl tiled floor and airing cupboard. Low level WC, panel bath with shower mixer tap and pedestal wash hand basin with mirror.

REAR GARDEN approx 60' (approx 18.29m)



Patio leads to laid lawn area with path to rear and mature tree and shrub beds.

FRONTAGE



Large frontage with potential to create off street parking

TOTAL FLOOR AREA

The internal area as per the Energy performance certificate is 100sqm (Approx. 1076sqft)

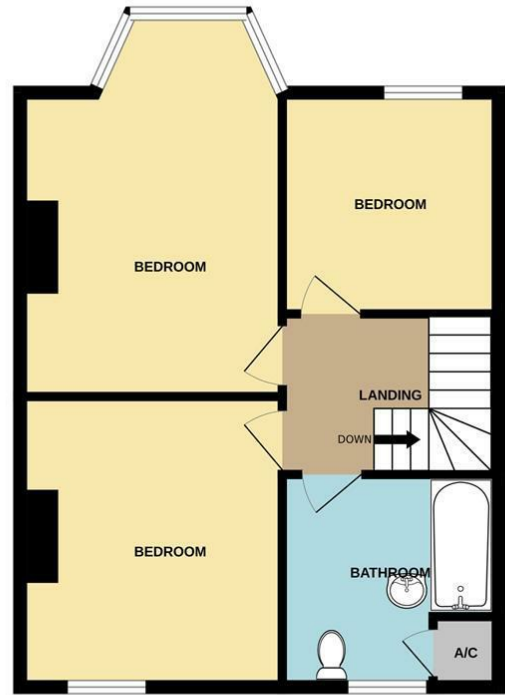
COUNCIL TAX BAND 'D'

Floor Plan

GROUND FLOOR

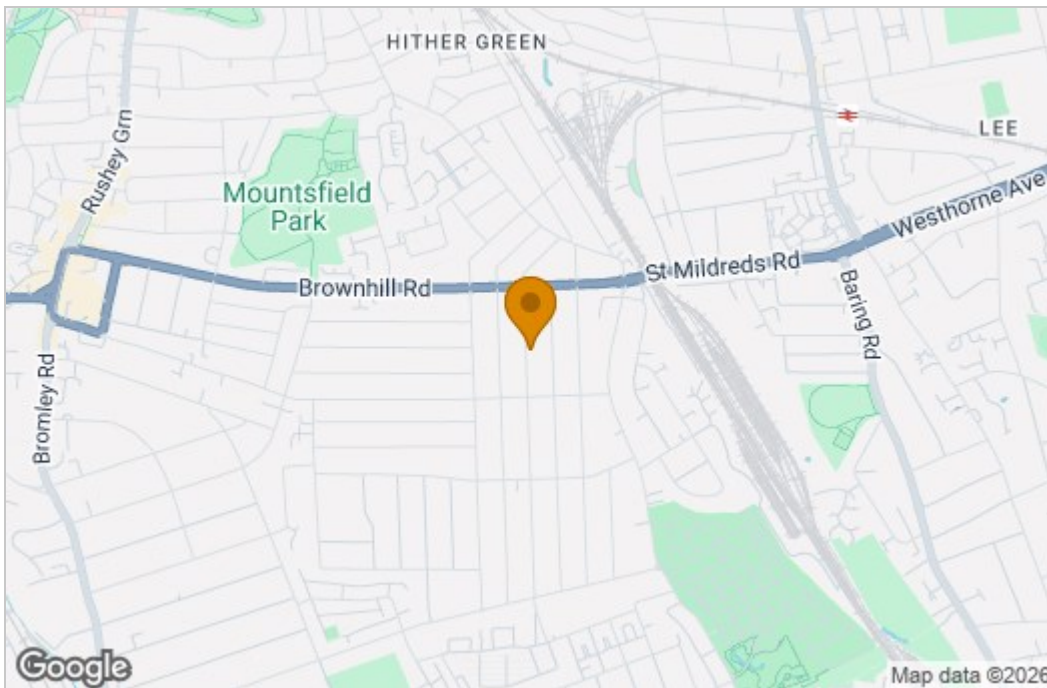


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Area Map



Energy Efficiency Graph

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

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