



3 Castleford Avenue, New Eltham, London, SE9 2AH

Offers Over £525,000

- Three Bedrooms
- Large Rear Garden
- Popular Location
- Semi Detached House
- In Need Of Modernisation
- EPC Rating D

3 Castleford Avenue, London SE9 2AH

A great opportunity to acquire this three bedroom semi detached house situated along one of New Eltham's most sought after roads. Representing a great project, the property offers two separate reception rooms, kitchen, separate bathroom and w.c, plus three bedrooms. There is an extensive lawned garden to the rear plus a detached garage. New Eltham village and station are close by as is Wyborne Primary School. Castleford is a delightful Avenue and this would make a perfect family home with the right ideas and improvements.



3



1



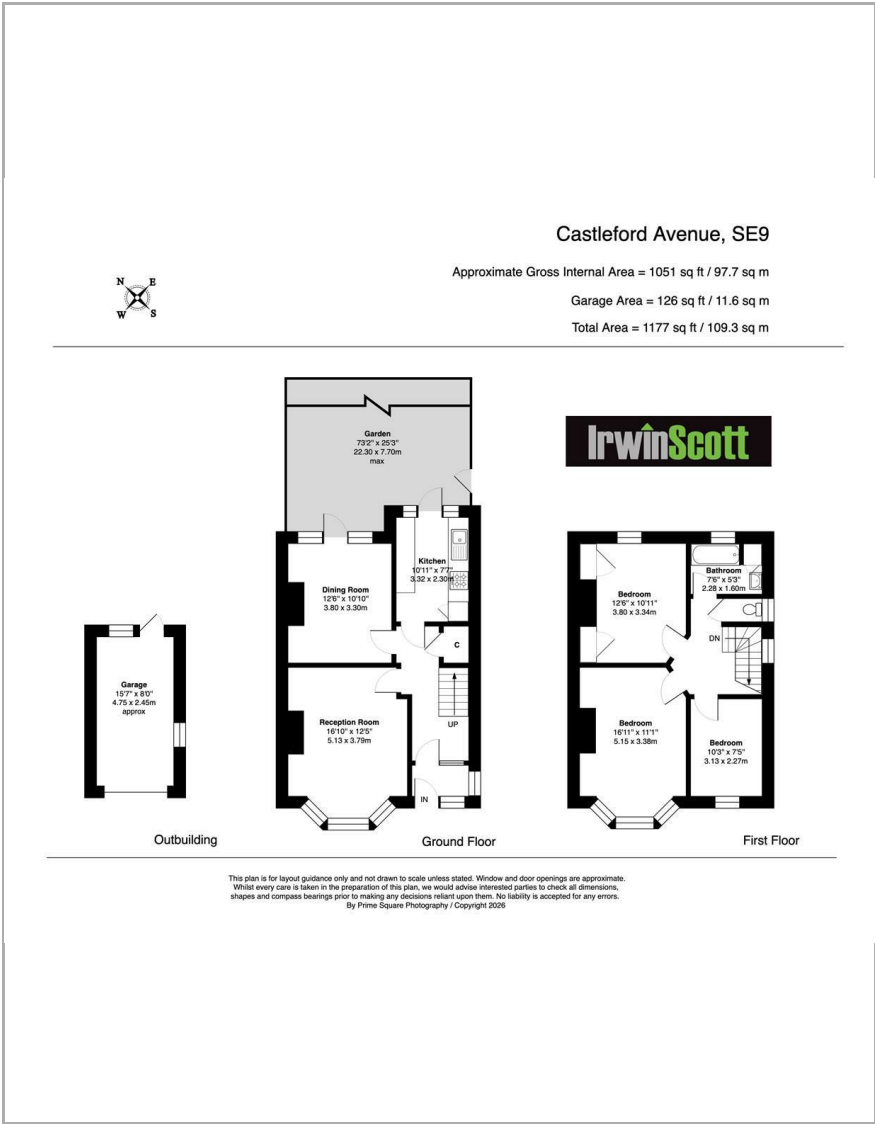
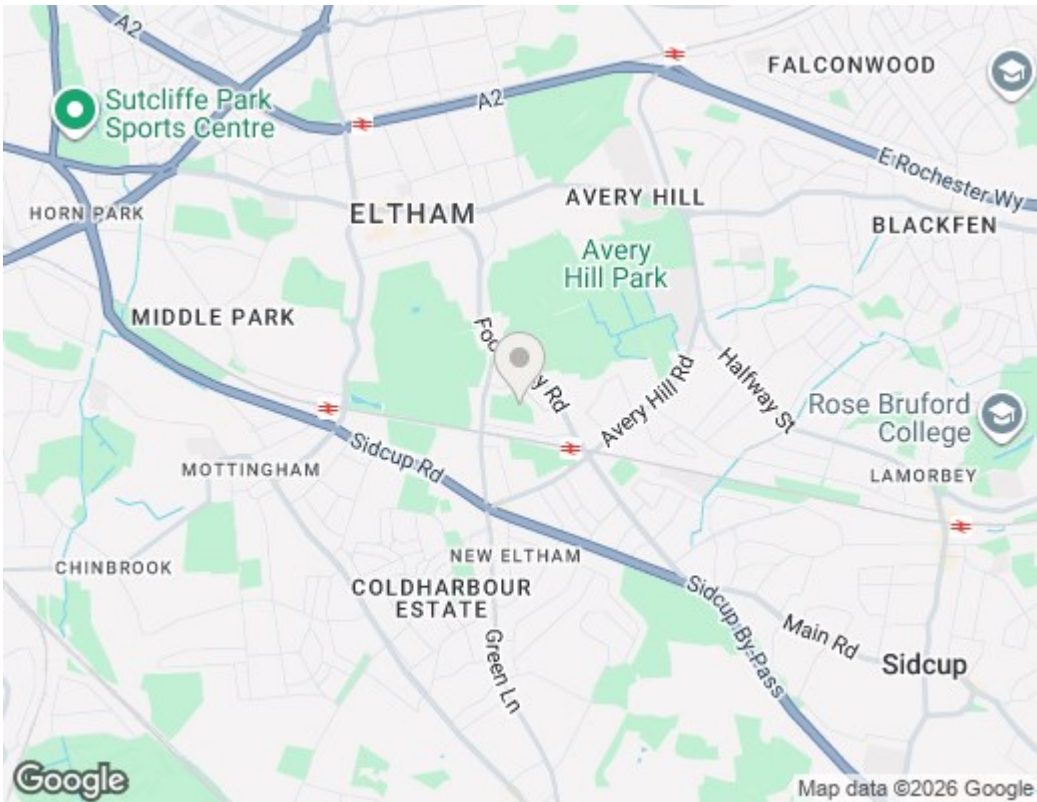
2



D

Council Tax Band: E





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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC