



235 Green Lane, London, SE9 3TA

£595,000

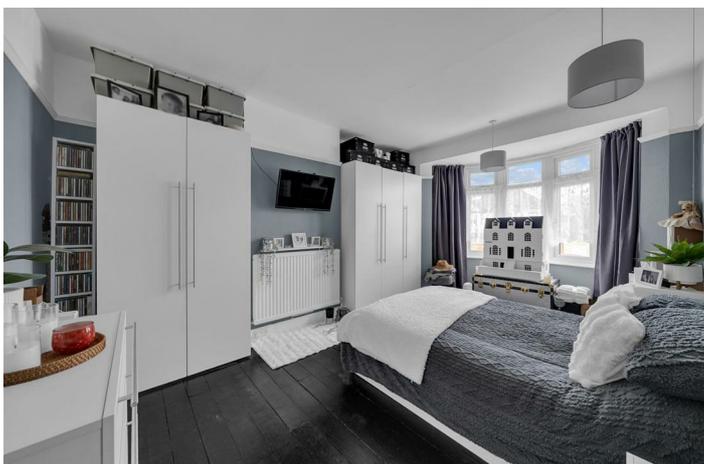
- Four Bedrooms
- 90ft Rear Garden
- Two Reception Rooms
- Semi Detached House
- Lots Of Potential
- EPC Rating D

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Irwin Scott are pleased to present to the market this purpose built four bedroom semi detached house. This property is crying out to be restored to it's former glory but does have impressive dimensions throughout that include, two separate reception rooms, the first of which measures 16'5, the dining room is 12'6 and the kitchen is 8'4. The first floor has a separate bathroom and w.c plus four well proportioned bedrooms. The lawned rear garden reaches to nearly 90ft and there is plenty of off street parking to the front plus a garage. New Eltham main line station is nearby. We highly recommend a viewing appointment.



Council Tax Band: E





Ground Floor

- Garage: 13'0" x 6'7" (4.12 x 2.02m approx.)
- Storage
- Kitchen: 8'4" x 7'11" (2.55 x 2.40m)
- Dining Room: 12'6" x 10'7" (3.81 x 3.23m)
- Reception Room: 16'3" x 12'3" (5.00 x 3.87m)

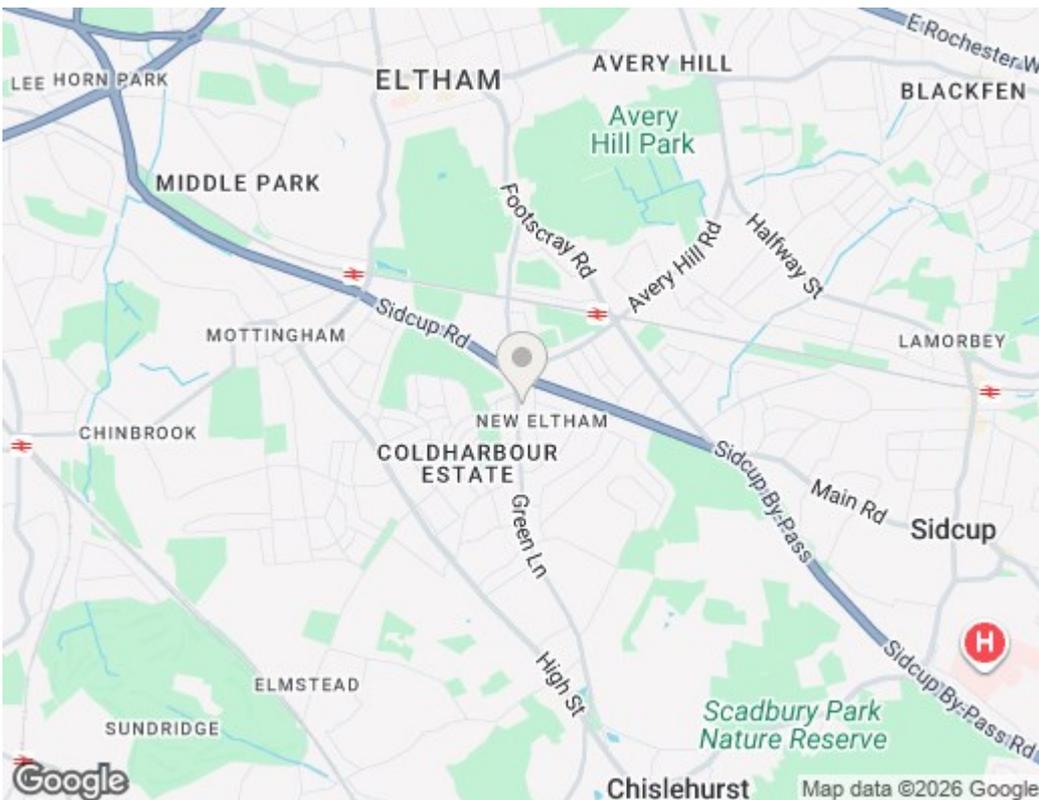
First Floor

- Bedroom: 14'7" x 7'7" (4.46 x 2.30m)
- Bedroom: 8'1" x 7'7" (2.47 x 2.30m)
- Bedroom: 12'0" x 11'4" (3.80 x 3.46m)
- Bedroom: 16'5" x 11'4" (5.00 x 3.46m)
- Bathroom: 7'5" x 6'2" (2.29 x 1.87m)

Green Lane, SE9

Approximate Gross Internal Area =
1359 sq ft / 126.3 sq m
(including garage,
excluding outbuildings)

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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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)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	