



Southold Rise, London, SE9 3BG

Asking Price £450,000

Offered with no forward chain comes this THREE bedroom semi detached family home. Internally the accommodation comprises of two reception rooms, fitted kitchen, pitched roof conservatory and downstairs w/c. To the first floor there are THREE well appointed bedrooms, family bathroom. To the rear there is a private garden and a block paved driveway to the front for off road parking. Greenwich Council tax band C. EPC rating TBC.

ENTRANCE

A UPVC door to the entrance hall.

ENTRANCE HALL



Stairs to first floor, double frosted leaded light window to side, storage heater, under stairs storage cupboard.

LOUNGE



A double glazed leaded light bay window to front, coved ceiling, centre light point, a feature electric fire with marble effect surround and hearth with a wooden mantle, archway to the dining area.

SECOND RECEPTION



Coved ceiling, double glazed sliding patio doors for access to the conservatory, serving hatch from the kitchen, centre light point.

CONSERVATORY



A half brick and half double glazed conservatory with a pitched roof, double glazed French patio doors for access to the garden, tiled flooring, wall mounted lights.

KITCHEN



Fitted with a range of eye and base units, laminate work surface, four ring hob with extractor fan over, single sink unit with drainer and mixer taps, integrated fridge freezer,

double glazed window to rear, under stairs storage, centre light point, door to an inner lobby.

INNER LOBBY

Wooden door for access to the garden, sliding door to the downstairs w/c.

DOWNSTAIRS W.C



A low flush w/c, suspended wash hand basin, double glazed leaded light frosted window to side, suspended ceiling with lighting.

LANDING

Stairs to first floor, a double glazed frosted leaded light window to side, access to loft via hatch.

BEDROOM ONE



A double glazed leaded light window to front, picture rail, centre light point, built in wardrobe.

BEDROOM TWO



Two double glazed windows to rear, built in wardrobe, centre light point.

BEDROOM THREE



A double glazed leaded light window to side, picture rail, built in wardrobe over the stairs, centre light point.

BATHROOM



A three piece bathroom suite comprising panel enclosed bath with mixer taps and shower attachment, vanity wash hand basin, low flush w/c, double glazed frosted glass window to rear, tiled walls, wall mounted heater, laminate flooring, inset spot lights.

REAR GARDEN



A paved patio area, acces to the side via a lockable gate, detached timber shed, outside lighting and tap, laid to shingle, mature shrubs and tree's.

FRONTAGE

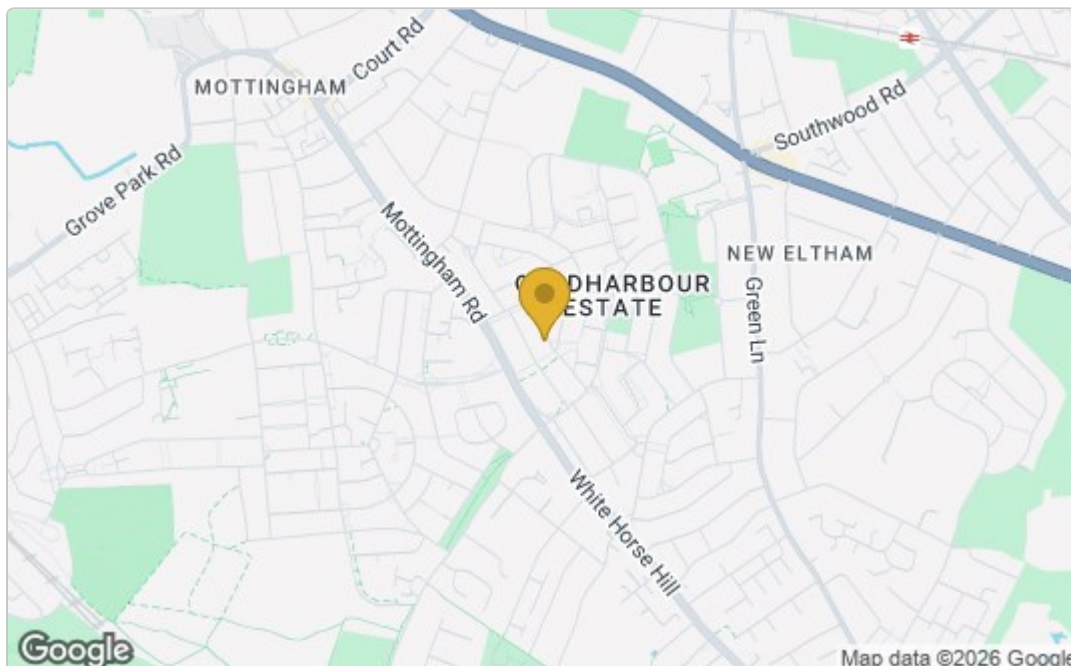
A block paved driveway for multi vehicle parking.

Floor Plan



This floor plan was produced using RICS measurements standards 2nd edition.
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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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>		52	74
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2002/91/EC 	
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	

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