



Brunel Road, London, SE16 4LA

Guide Price: £700,000 to £725,000.

An immaculately presented spacious three double bedroom, two bathroom freehold house; boasting a generous garden and located moments from both Canada Water and Rotherhithe Stations.

The property benefits from unique high ceilings and lots of natural light. The ground floor features a modern kitchen, generous reception room with space to dine, a guest washroom, a tidy shower room, and leads onto a private, spacious, secluded, and well-kept garden. Additional storage can be found in the entrance hallway.

The first floor features three well-proportioned double bedrooms with large floor-to-ceiling built-in storage, as well as a stylish family three-piece bathroom.

The house is superbly located just moments from the River Thames and the greenery of Southwark Park, next to a plethora of local amenities such as restaurants, cafes, a new leisure centre, supermarkets, and shopping centre. The property is conveniently located close to the Canada Water Master Plan, benefiting from the developments.

Council Tax Band - D

Council tax, property size and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- 3 Double Bedrooms, 2 Bathrooms, WC
- Chain Free, Freehold House
- Excellent Transport Links (Jubilee and Overground lines, buses)
- Generous and Well-Kept Private Garden
- Free Unallocated Parking
- New High Spec Acoustic and Secure Windows (2020)
- Roof, gutters and loft insulation replaced (2015)
- Plenty of Storage Space
- Surrounded by Local Amenities
- Located near the Canada Water Master Plan

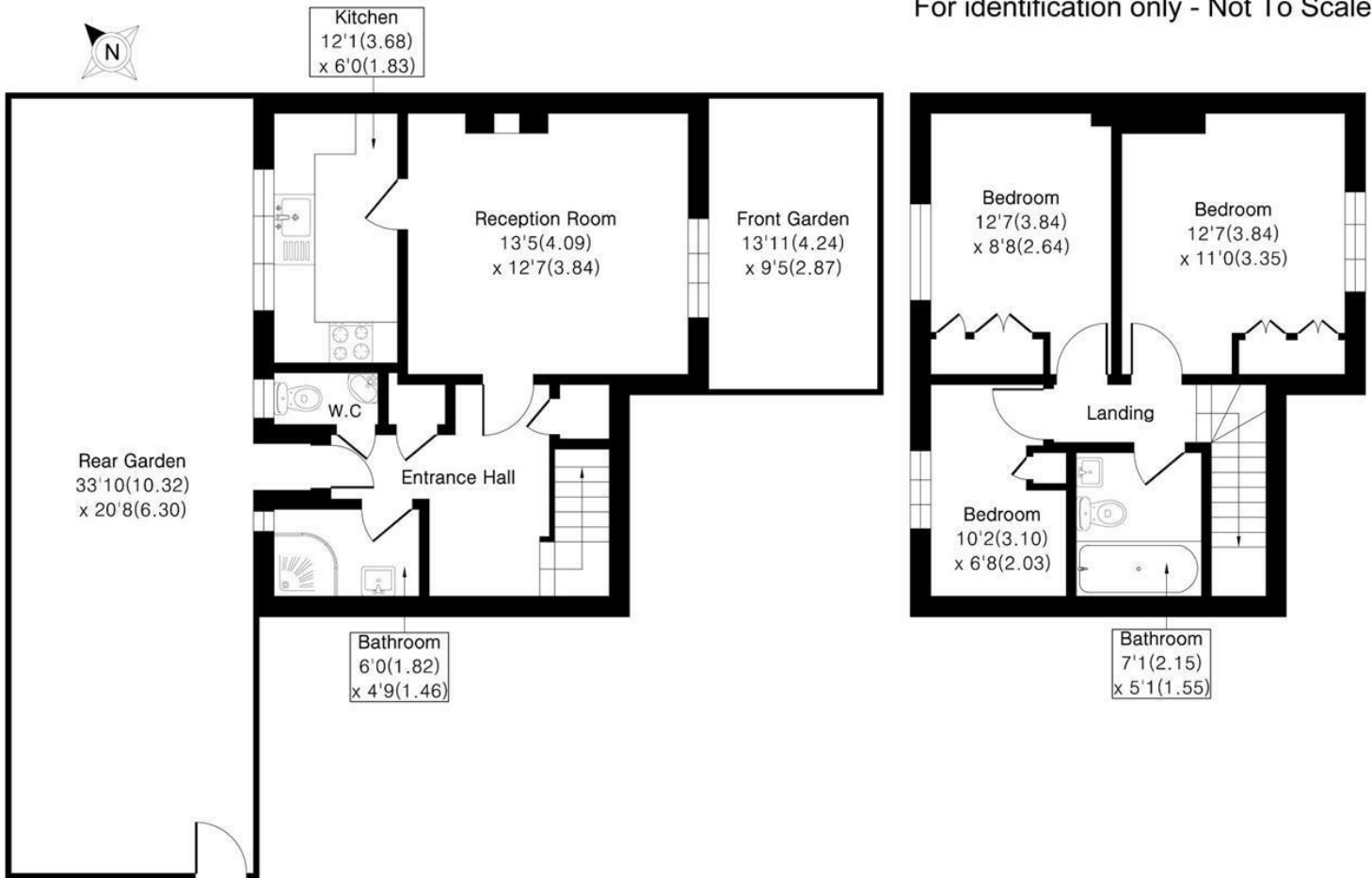
Alex & Matteo
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Approximate Area = 846 sq ft / 78.6 sq m

For identification only - Not To Scale



Ground Floor

First Floor

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Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Alex & Matteo Estate Agents.

