



Burnt Ash Road, London SE12 8RF

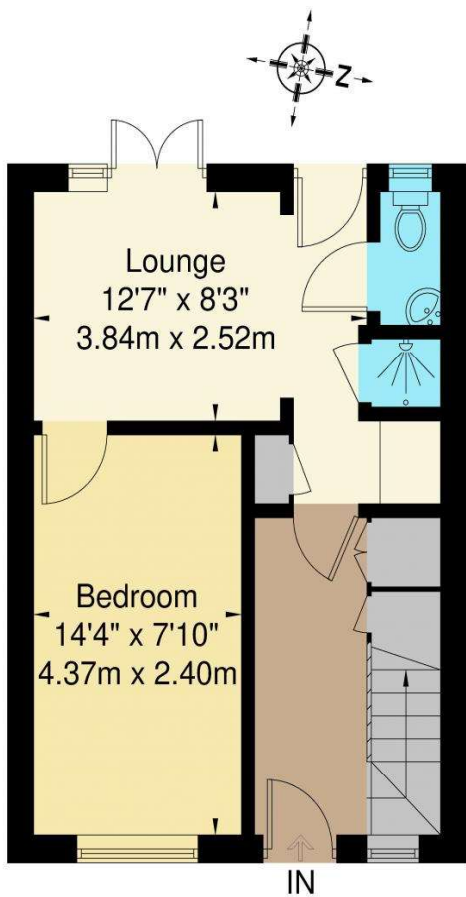
welcome to

Burnt Ash Road, London

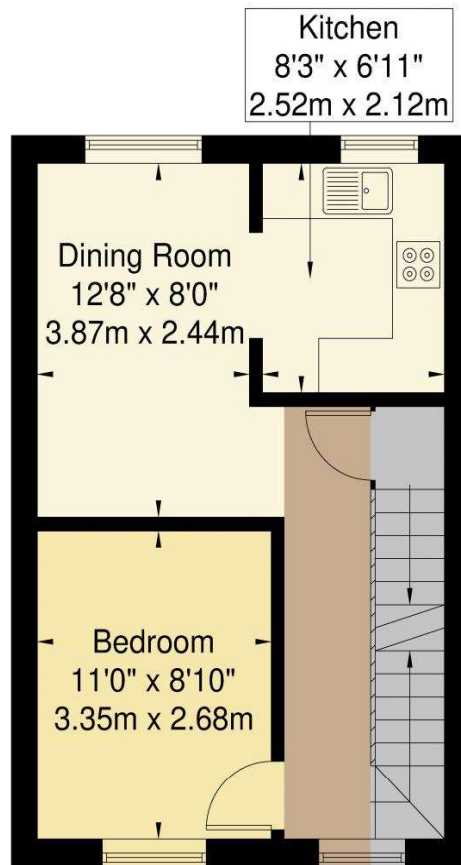
****FOUR/FIVE BEDROOM END-TERRACE TOWN HOUSE****

The property briefly comprises of an entrance hall, lounge, cloakroom, dining-room with separate kitchen, FOUR GENEROUSLY SIZED BEDROOMS, a study & family bathroom.

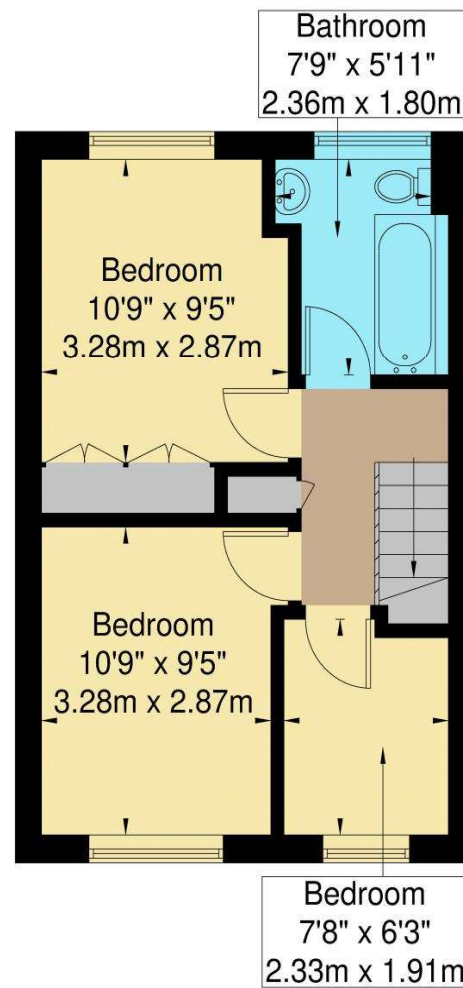




Ground Floor



First Floor



Second Floor

Total Floor Area = 101.9 sq m / 1096 sq ft (Approx)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its on inspection (s).

Ground Floor

Entrance Hall

Cloakroom

Lounge

12' 7" x 8' 3" (3.84m x 2.51m)

Bedroom One

14' 4" x 7' 10" (4.37m x 2.39m)

First Floor

Dining Room

12' 8" x 8' (3.86m x 2.44m)

Kitchen

8' 3" x 6' 11" (2.51m x 2.11m)

Bedroom Two

11' x 8' 10" (3.35m x 2.69m)

Second Floor

Bedroom Three

10' 9" x 9' 5" (3.28m x 2.87m)

Bedroom Four

10' 9" x 9' 5" (3.28m x 2.87m)

Study/Bedroom Five

7' 8" x 6' 3" (2.34m x 1.91m)

Bathroom

welcome to

Burnt Ash Road, London

- EXCELLENT TRANSPORT - CLOSE TO LEE TRAIN STATION
- IDEAL FIRST TIME BUYER HOME
- VIBRANT LOCAL AMENITIES
- SOUGHT AFTER SE12 LOCATION
- GREAT LOCAL SCHOOL CATCHMENT

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM103801



Property Ref:
PKM103801 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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