



**Thaxted Road
London, SE9 3PU**

Guide Price £700,000

GAO
GetAnOffer

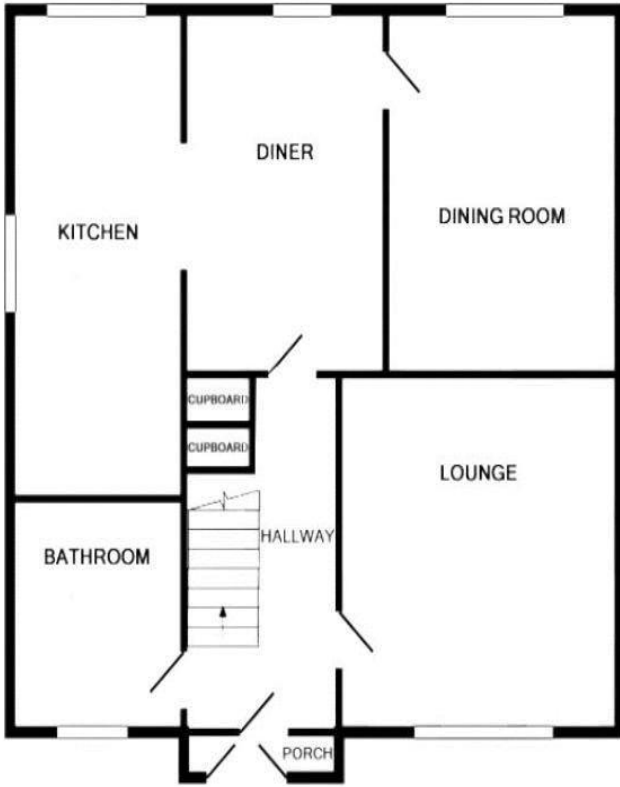


MAIN FEATURES:

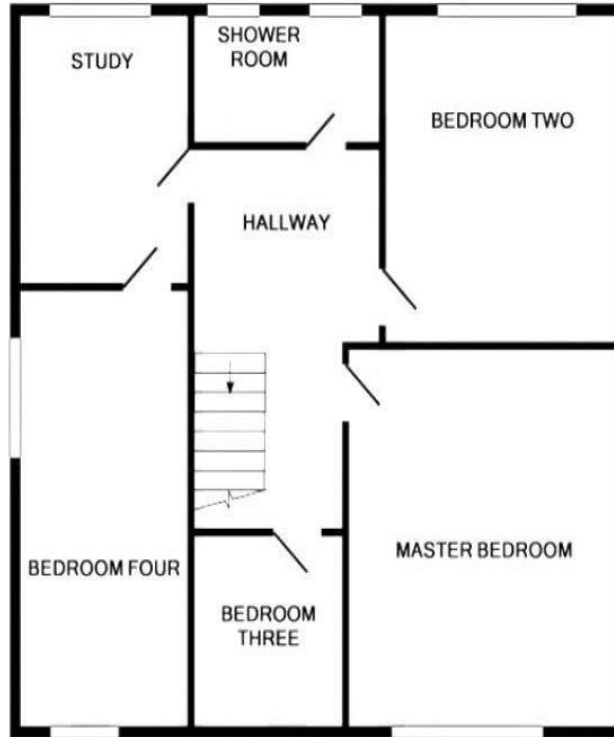
- Well Presented Spacious Semi Detached House
- Modern Fitted Kitchen Leading to Dining Area
- Lounge & Separate Dining Room
- Ground Floor Bathroom/WC
- Four Good Size Bedrooms & Study
- Modern Shower Room/WC
- Attractive Rear Garden

Located on the sought-after Thaxted Road, this well presented and spacious four bedroom semi-detached house represents an excellent investment opportunity for landlords, offered with a paying tenant already in situ. The property provides generous accommodation throughout, including a modern fitted kitchen which opens into a bright dining area, creating a practical and sociable space. There is also a comfortable lounge and a separate dining room, offering flexible living areas suitable for family life. The ground floor further benefits from a bathroom/WC, adding everyday convenience. Upstairs the property offers four good size bedrooms and a study, ideal for families or those working from home, along with a modern shower room/WC. Outside, the home features an attractive rear garden, perfect for relaxing or entertaining, together with ample off-road parking to the front.

Thaxted Road is well positioned within Eltham, a popular residential area known for its excellent transport connections, including nearby New Eltham station providing regular services into London Bridge, Cannon Street and Charing Cross. The area also offers well regarded schools, local shops, restaurants and green open spaces, including Eltham Park and Avery Hill Park. A ready-made investment in a desirable South East London location.



GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

www.getanoffer.co.uk

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

info@getanoffer.co.uk

GGO
GetAnOffer