




**31 Lilian Road,
£450,000**

 2  1  1



- Two Bedroom End of Terraced House
- Spacious Living Area
- Excellent Transport Links
- Spacious Reception Room with Living and Dining areas
- Over 700 sqft / 65 sqm
- Private Rear Garden
- Two well-sized Double Bedrooms
- Very Close to Local Amenities
- Ground Floor WC and first floor Family Bathroom
- REFERENCE CODE - MC1212



A charming two-bedroom property located in the popular SW16 postcode, offering approximately 700 sq ft of well-proportioned living space. The home features a welcoming reception room ideal for both relaxing and entertaining, which flows through to a practical, well-designed kitchen. Upstairs, there are two comfortable bedrooms and a neatly presented family bathroom. Externally, the property benefits from a private garden, providing a peaceful outdoor space to unwind. Well suited to first-time buyers, downsizers, or investors, this property combines comfortable living with a convenient and sought-after location.

Please use Reference Code when enquiring on property - **MC1212**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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