



## FOSSIL ROAD, SE13

£800,000

Three bedroom house  
30' double reception  
Extended 19' kitchen  
South westerly aspect garden  
Potential for loft conversion  
Energy rating: d

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# ABOUT THE PROPERTY

An extended three double bedroom semi-detached house in a popular residential road in Ladywell, moments from the wide open spaces of Hilly Fields.

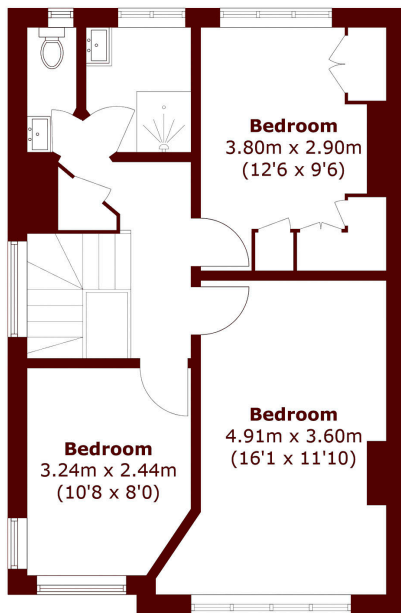
Features to note include the 30' double reception and the extended 19' kitchen. There is a mature, well attended, attractive South Westerly aspect rear garden.

An appeal often cited on these homes is that being raised up from the road, there is an enhanced feeling of privacy.

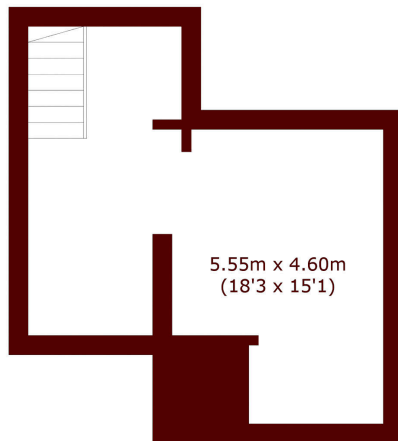
For those thinking of schools, the choice nearby is Outstanding - Ofsted.



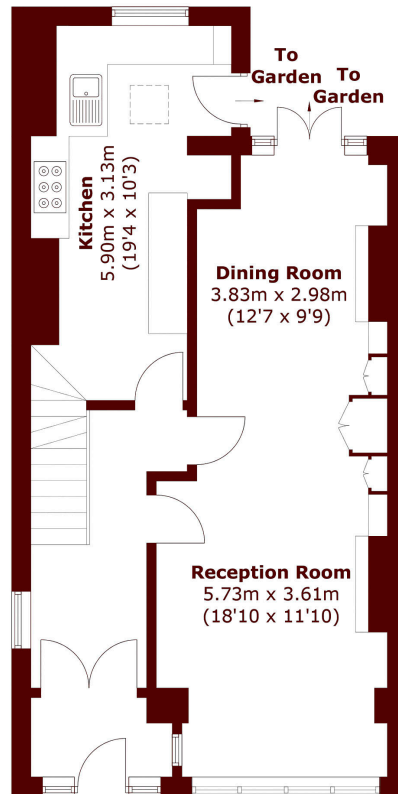
# STEP INSIDE FOSSIL ROAD



**First Floor**



**Basement**



**Ground Floor**

Total area (approx.): 136.2 sq. m (1,466 sq. ft)

**Brockley**  
020 8629 8164

Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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