





Two bedroom end of terrace house with lots of potential. There is plenty of space at the side of the house which offers the opportunity for extension subject to the usual consents being obtained. At present it provides ample private off street parking.

There is a good size living room to the front of the house, with a fitted kitchen giving access to the rear garden. To the first floor both bedrooms and the bathroom are well proportioned. Externally there is a private garden and a large pond.

In terms of location Kidbrooke Station is the nearest at just under a mile, which is currently undergoing a redevelopment program in conjunction with the Berkeley Homes Kidbrooke Village development, which will provide further shops and facilities etc next to the station over the next few years. Eltham High Street is about 1.5 miles and Blackheath Village 2 miles in the other direction

In terms of schools, Henwick and St. Thomas More Catholic primaries schools are both nearby, both rated good by Ofsted. For secondary schools Thomas Tallis is 0.6 miles and again rated good by Ofsted.

Travel times from Kidbrooke Station:

London Bridge from 19 minutes

Cannon Street from 26 minutes

Charing Cross from 27 minutes

In accordance with the Estate Agents 1979, one of the owners of the property is a related person to a member staff at jdm.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		55	82
England, Scotland & Wales		EU Directive 2002/91/EC	

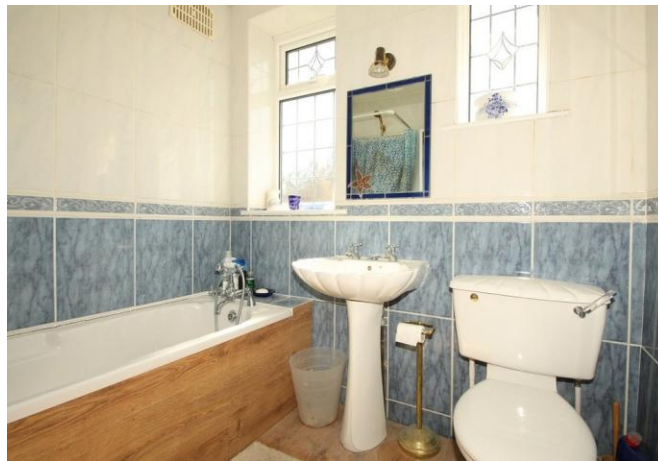
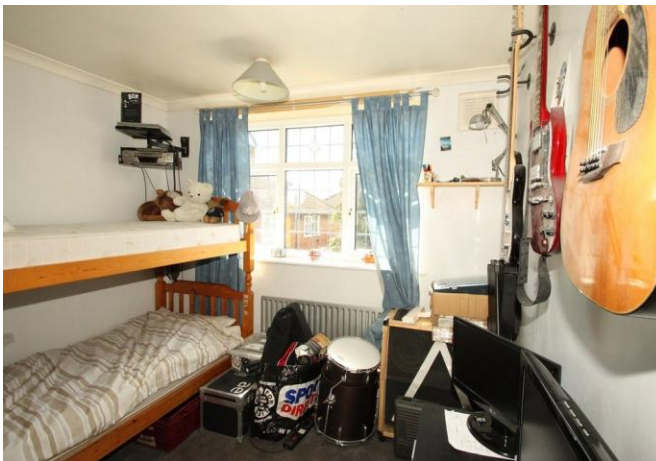
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		44	75
England, Scotland & Wales		EU Directive 2002/91/EC	

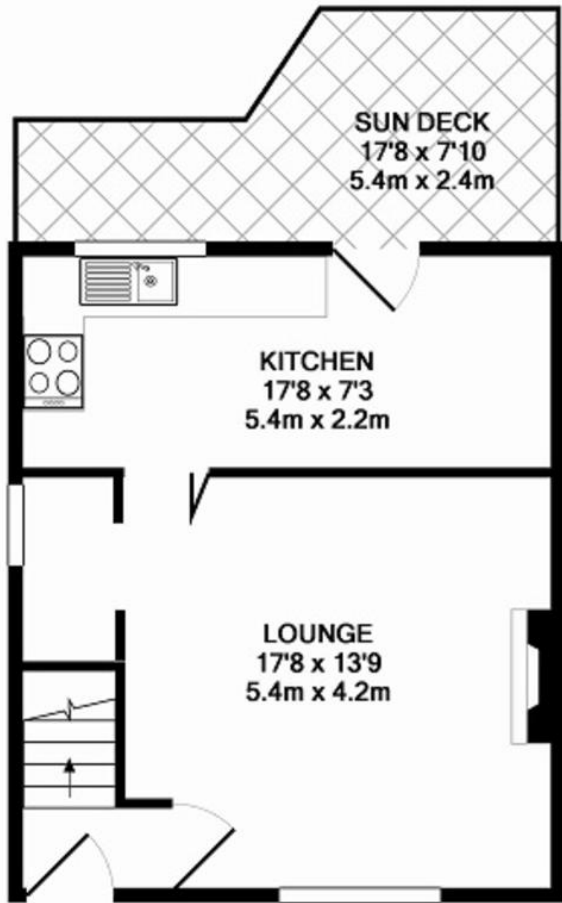


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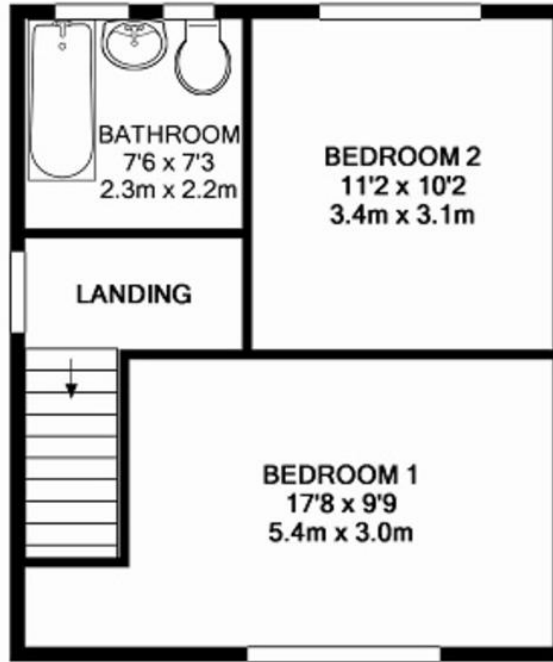
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GROUND FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 370 SQ.FT.
(34.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 741 SQ.FT. (68.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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