







Offered with no onward chain, this 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 private off street parking.

There is a good size living room to the front of the house with solid wood flooring which covers the ground floor, 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 with large garden shed and gated side access.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(13-38) <b>F</b>		

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