





Within close proximity of the popular Edgebury Primary School and set in quiet cul de sac location, we offer to the market this three bedroom semi detached home with potential to extend subject to planning consents.

The ground floor accommodation includes a 20' through lounge/dining room with French doors opening onto a lovely rear garden which measures over 88' in length and a well appointed kitchen and bathroom with shower over bath.



New Eltham station is approximately a mile away, and a brick driveway provides parking and we are of the opinion that this is a delightful home to add to your viewing list.

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			
England & Wales		58	71
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82-100)	A		
(61-81)	B		
(39-60)	C		
(15-38)	D		
(1-14)	E		
(1-14)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		57	73
EU Directive 2002/91/EC			



Please refer to

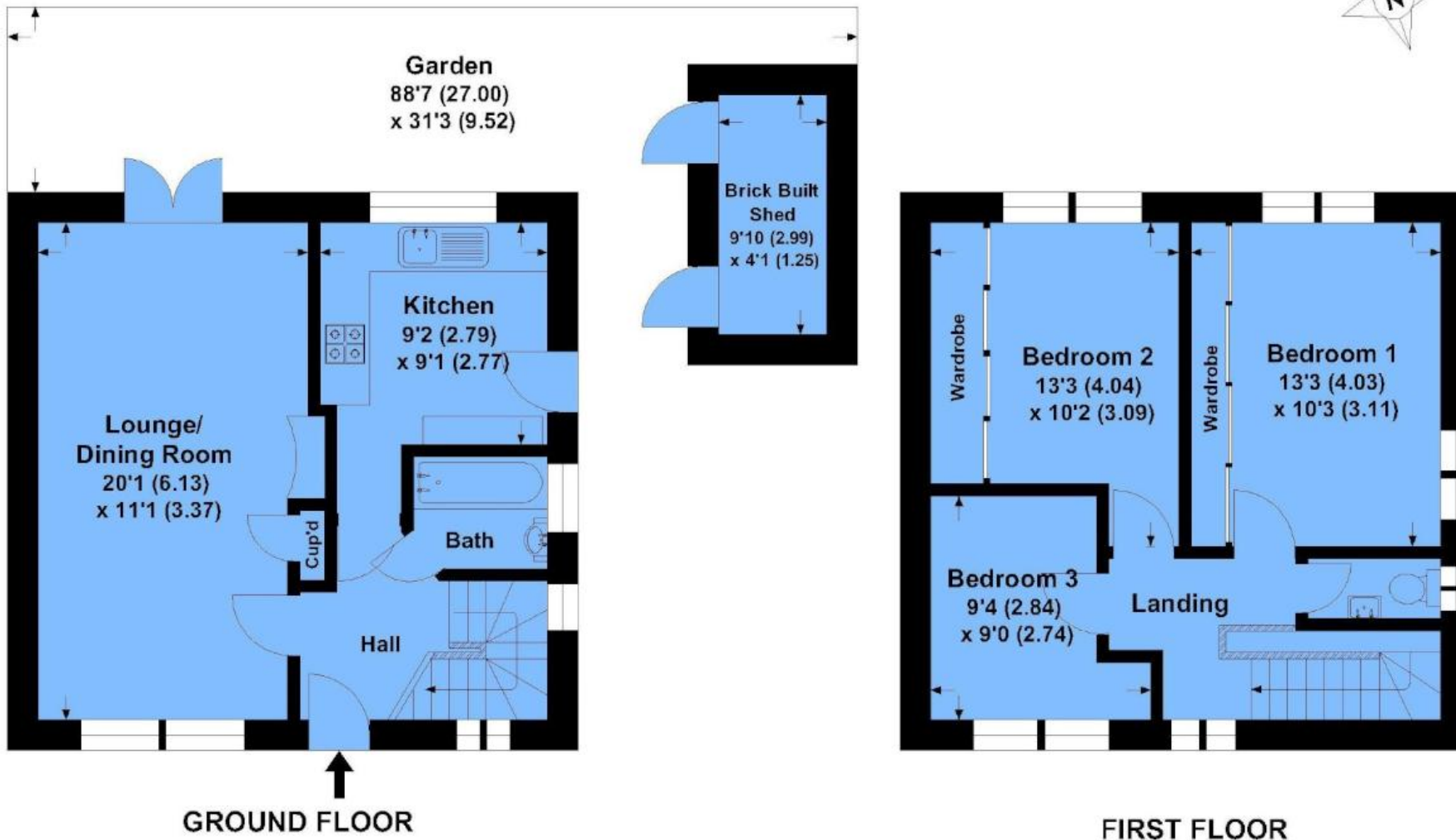
www.jdmestateagents.com

to view our full area guides



Gravel Wood Close

APPROX. GROSS INTERNAL FLOOR AREA 835.27 SQFT / 77.60. SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

