

FOR SALE

£450,000

Barfreston Way, London, SE20



A well presented two double bedroom freehold property with a well designed private garden, off street parking and garage. Located within easy reach of Annerley, Kent House and Birkbeck train stations.

Set within a quiet cul-de-sac, this well-proportioned two double bedroom home is ideally located close to local amenities and excellent transport links, offering both convenience and a peaceful setting.

The ground floor features a welcoming entrance hallway, a bright and airy reception room filled with natural light, and a modern separate kitchen, opening out to a beautifully landscaped private garden, perfect for relaxing or entertaining. Upstairs, there are two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes, along with a well-appointed family bathroom.

Further highlights include ample storage, off-street parking, and a private garage, making this a fantastic choice for first-time buyers or those looking to upsize or downsize into a charming home presented in excellent condition.

- Freehold Terraced House
- Two Double Bedrooms
- Landscaped Garden
- Off Street Parking
- Garage
- EPC Rating D

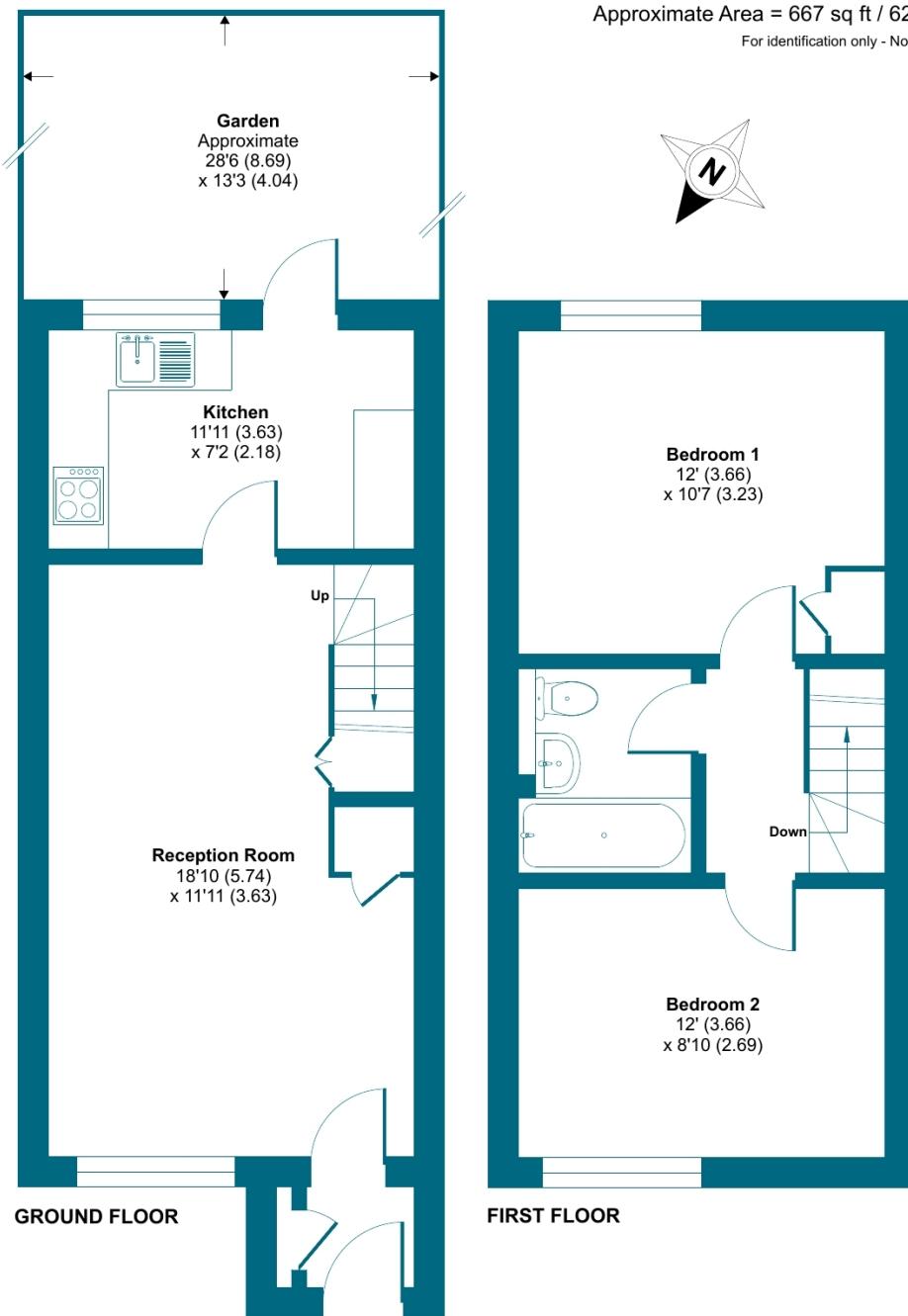




# Barfreston Way, London, SE20

Approximate Area = 667 sq ft / 62 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Grafton Estate Agents. REF: 1387717



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	