



Guide Price £775,000
Southend Crescent, London, SE9 2SB

Christopher Russell
PROPERTY SERVICES



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Guide Price £775,000 to £800,000.

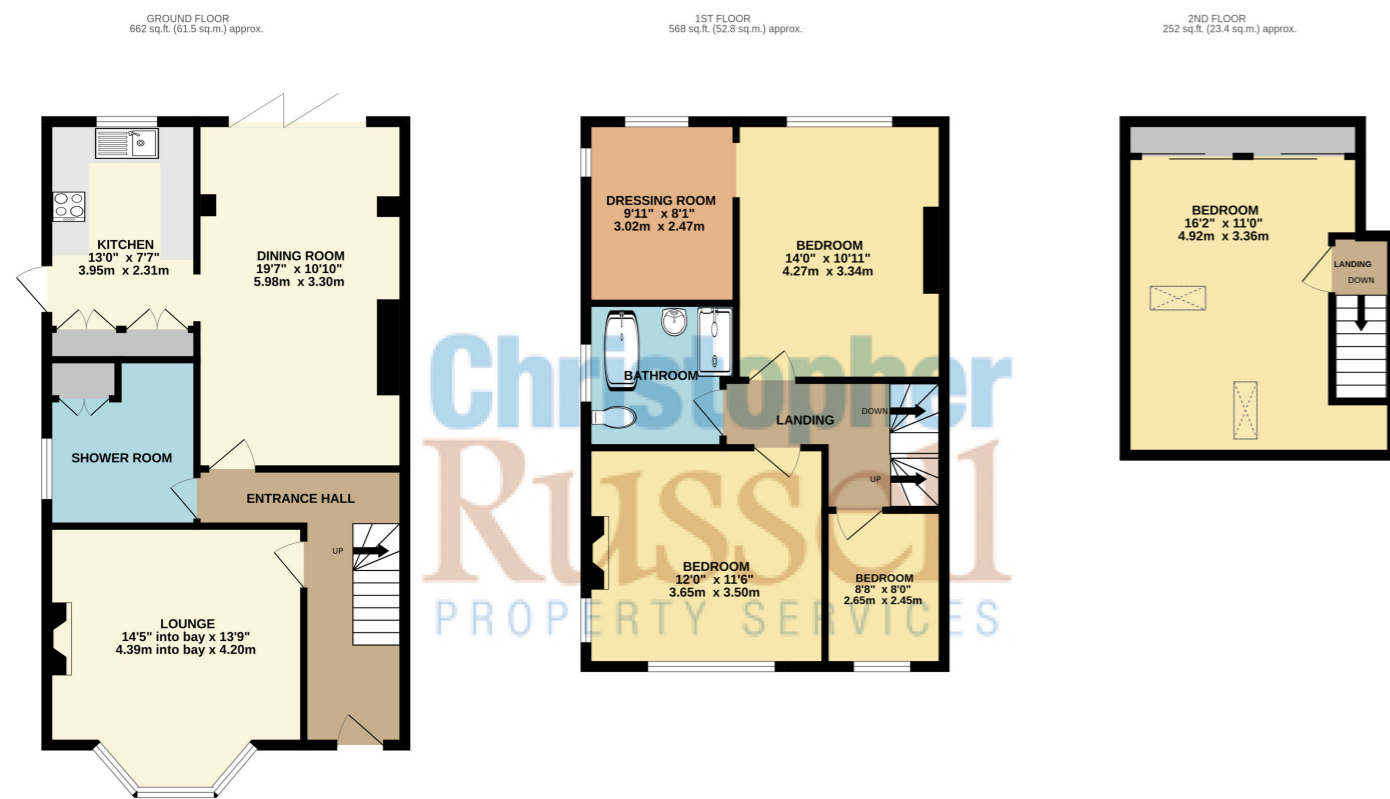
A stunning Victorian Period semi detached house situated in a prime and convenient location. a short walk from Eltham High Street, offering a wide selection of amenities, including shops, cafes, and restaurants. Within easy reach of Avery Hill and Eltham Park South, Eltham Train station and several high regarded schools make this property an ideal family home.

The property has been subject to a considerable amount of modernisation, some over the last two years which includes a newly installed kitchen from "John-Lewis of Hungerford", newly installed double glazing in all bedrooms and downstairs bathroom, newly decorated loft conversion, recently renovated rear garden plus shed and porcelain tile patio and recently installed bi-fold doors, kitchen door and window.

The accommodation over three floors comprises; entrance hall, shower room, lounge, dining room and kitchen on the ground floor with three bedrooms with a good sized en suite dressing room off the main bedroom and a family bathroom on the first floor. The second floor features a fantastic loft conversion.

The property features solid oak flooring throughout, window shutters where fitted, modern yet traditional bathroom suite, be spoke wardrobes in the dressing room, ample storage in the eaves of the loft conversion and a recently landscaped rear garden finished to an exceptionally high standard.

Council Tax Band E.



TOTAL FLOOR AREA: 1482 sq.ft. (137.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	