



Guide Price £700,000 Freehold
2 bedroom house

Ennersdale Road
SE13

Read all about it...

This inviting two-bedroom home offers a lovely balance of charm, practicality, and potential. With bright living spaces, a generous kitchen/diner, and a private rear garden, it's a home designed for everyday comfort and ease.

On the ground floor, the layout flows naturally from a welcoming lounge at the front to a separate dining room—ideal for family meals or entertaining. The kitchen/diner sits at the rear, offering plenty of space for cooking and casual dining, with direct access to the garden. Each room feels bright and well-proportioned, with the neutral décor providing a great base for personal touches and future updates. Upstairs, you'll find two comfortable bedrooms, a dedicated office space, and a well-appointed family bathroom. The office provides a quiet and practical area for working from home. Easily obtainable planning permission for the loft if wanted

Well placed for local shops, cafés, and green spaces, the property also benefits from strong transport links and nearby Ofsted outstanding schools, making it an excellent choice for both professionals and families.

GROUND FLOOR

Lounge

3.53m x 4.11m (11' 7" x 13' 6")
Pendant light, double-glazed bay window, radiator, fireplace, wood floor.

Dining Room

2.89m x 3.56m (9' 6" x 11' 8")
Pendant light, double-glazed window/door leading to the garden, radiator, wood floor.

Kitchen/Diner

2.62m x 6.63m (8' 7" x 21' 9")
Spotlights, double-glazed bay window, double-glazed window, matching base and wall units, cupboard hidden fridge freezer, stainless steel sink with mixer tap, built-in hob and oven with extractor hood, door to garden, radiator, wood floor.

FIRST FLOOR

Bedroom

4.72m x 3.44m (15' 6" x 11' 3")
Pendant light, double-glazed windows, radiator, fireplace, alcove space, fitted wardrobes, carpet.

Bedroom

3.03m x 3.30m (9' 11" x 10' 10")
Pendant light, double-glazed window, alcove space, fireplace, carpet.

Office

2.57m x 2.64m (8' 5" x 8' 8")
Spotlights, double-glazed window, carpet.

Bathroom

2.57m x 3.86m (8' 5" x 12' 8")
Spotlights, double-glazed window, extractor fan, 3-piece bathroom set, free-standing bath tub with hand held shower head and mixer tap, ceramic sink with mixer tap, toilet, walk in shower, heated towel rail, underfloor heating, tile floor.

OUTSIDE

Garden/Studio

Grass area with fully insulated and electric/wired connection office/studio near rear.



Total Area: 100.9 m² ... 1087 ft² (excluding garden & office)
All measurements are approximate and for display purposes only

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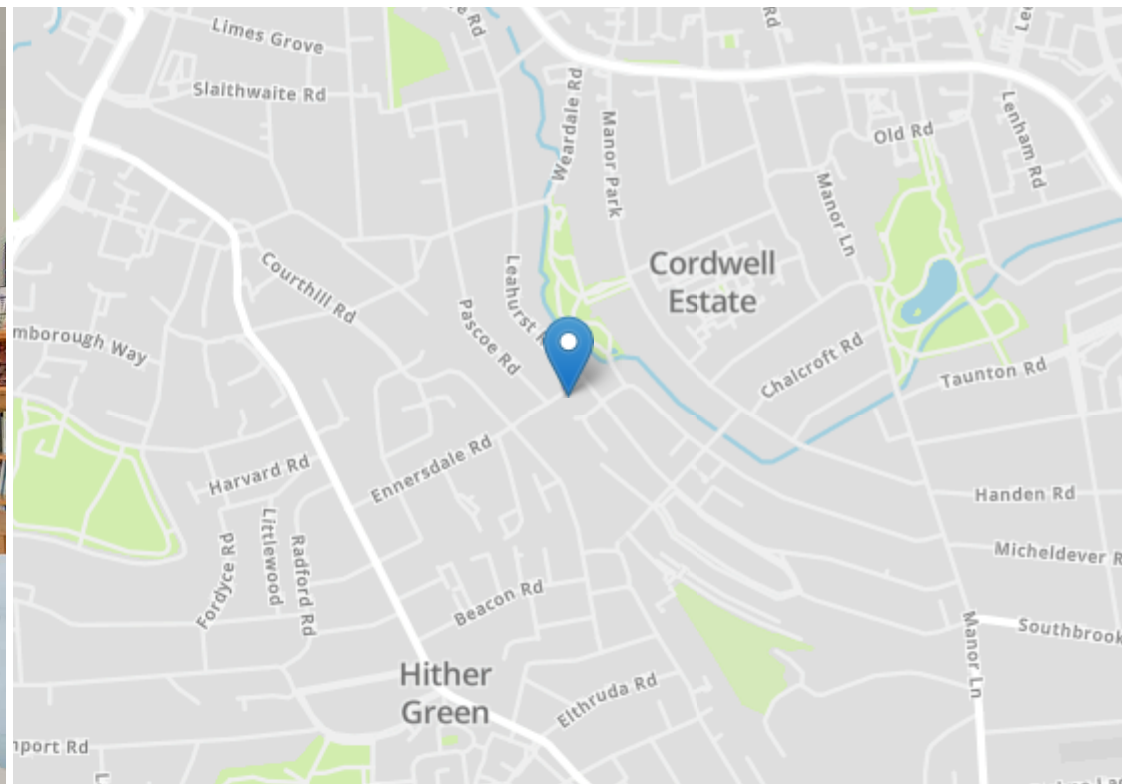
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2 DOUBLE BEDROOMS
KITCHEN/DINER
0.2 MILE WALK TO HITHER GREEN
STATION

PRIVATE GARDEN WITH STUDIO
FREEHOLD
TOTAL AREA - 1087SQFT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



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