



Guide Price £725,000
Crown Woods Way, London, SE9 2NN

Christopher Russell
PROPERTY SERVICES



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Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price £725,000 to £750,000.

Beautifully presented three bedroom semi-detached property in a quiet sought after road with excellent opportunity and potential to extend subject to planning permission.

The accommodation comprises; entrance hall, lounge, dining room and kitchen. On the first floor there are three double bedrooms and family bathroom.

To the front there is off street parking for several cars and a garage to the side of the property. To the rear there is a meticulously maintained secluded garden stretching approximately 90 ft.

Other benefits include gas central heating, double glazing and side access.

The property has huge potential to extend to the side and rear subject to planning permission.

Location is convenient for Crown Woods School, Avery Hill Park and Eltham High Street which offers a plethora of restaurants, shops and cafes. Falconwood Train Station is a short walk away with direct services into London Cannon Street, Charing Cross and Victoria.

Council Tax Band F.



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.

FIRST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.2 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		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			