



Davis & Gibbs

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36 Brixton Road, London, SW9 6BU

6 Troutbeck Road, New Cross. SE14 5PN

£995,000



FOR SALE

This spacious four double bedroom house with two reception rooms, separate kitchen and a large private garden is in great condition throughout. It would make a wonderful family home or a good rental investment.

The property is split over two floors and boasts gas central heating, double glazing and a large loft space that others have converted into extensions. The ground floor is comprised of a spacious reception room with a large bay window allowing plenty of light, the kitchen features fitted units and leads on to the private garden. The ground floor also features a three piece W.C, built in storage in the hallway plus, a second reception room / dining room that also has direct access to the garden.

The first floor features all four double bedrooms. The master bedroom faces the front of the property and also includes a large bay window. The other bedrooms are all good sized doubles. This floor also hosts the main bathroom and a separate W.C.

Situated on the sought after Troutbeck Road, the property is within striking distance of New Cross Gate station, just moments away. New Cross, Brockley and Nunhead stations are also within walking distance. All provide frequent connections into Central London or the South East. The lovely green space of Telegraph Hill Lower Park can also be found close by as well as a host of local amenities, shops, bars and restaurants all within a five minute walk.

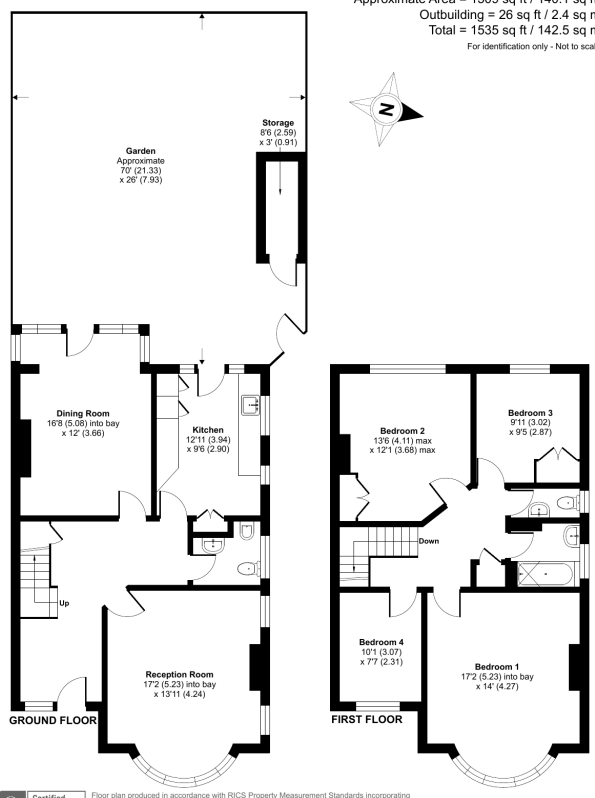






Troutbeck Road, London, SE14

Approximate Area = 1509 sq ft / 140.1 sq m
 Outbuilding = 26 sq ft / 2.4 sq m
 Total = 1535 sq ft / 142.5 sq m
 For identification only - Not to scale



Certified Property Measure. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichelcom 2024. Produced for Davis & Gibbs. REF: 1073279

