

FOR SALE

£995,000 Freehold



Davis & Gibbs

# Troutbeck Road, New Cross. SE14

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## ABOUT THE PROPERTY

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.

## FEATURES

- Freehold House
- Four Double Bedrooms
- Two Reception Rooms
- Large Private Garden
- Chain Free
- Great Transport Links
- Bay Windows
- Period Property



## ROOM DESCRIPTIONS

### Ground Floor

#### Reception Room - 5.23m x 4.24m (17' 2" x 13' 11")

Spacious lounge with a large bay window and fireplace. A great space to relax and entertain.

#### Kitchen - 3.94m x 2.90m (12' 11" x 9' 6")

Fully fitted with integrated appliances and plenty of built-in storage and access to the garden via the rear door.

#### Dining Room - 5.08m x 3.66m (16' 8" x 12' 0")

Great size dining room, perfect space for entertaining and has direct access to the private garden.

#### Garden - 21.33m x 7.93m (70' 0" x 26' 0")

Large private garden with brick built storage.

#### W.C

Downstairs three piece suite including bidet loo.

### First Floor

#### Bedroom 1 - 5.23m x 4.27m (17' 2" x 14' 0")

The master bedroom overlooks the front of the property, includes a large bay window and fire place with wooden flooring.

#### Bedroom 2 - 4.11m x 3.68m (13' 6" x 12' 1")

The second largest bedroom faces the rear of the property with views of the garden.

#### Bedroom 3 - 3.02m x 2.87m (9' 11" x 9' 5")

The third double bedroom is also located on the first floor and overlooks the garden.

#### Bedroom 4 - 3.07m x 2.31m (10' 1" x 7' 7")

The fourth double bedroom has a large window overlooking the front of the property.

#### Family Bathroom

The main bathroom features a shower over the bath and has a separate W.C.

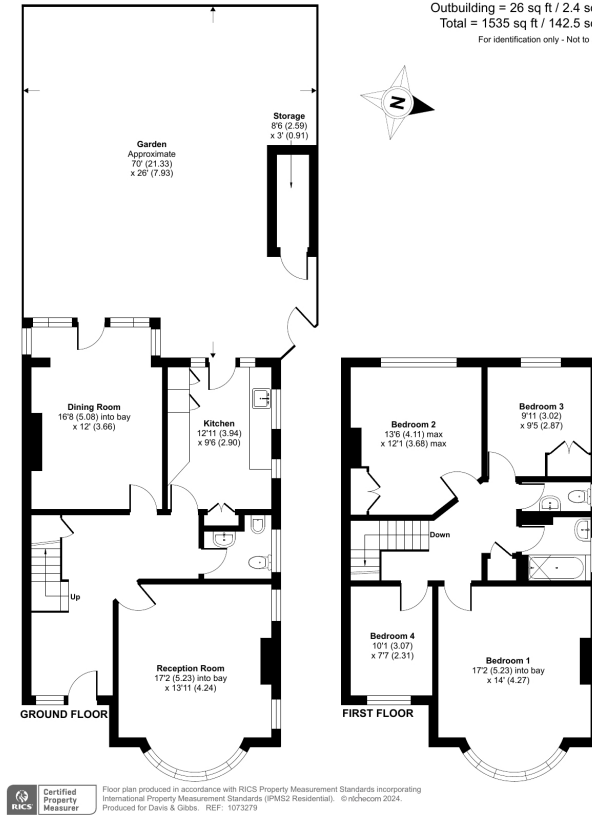


# FLOORPLAN

## 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



EPC

