



Guide Price £475,000
Well Hall Road, London, SE9 6UF

Christopher Russell
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £475,000 to £500,000

Three bedroom end of terrace house offered with no onward chain presented in good decorative condition situated just over half a mile to Eltham Train Station.

The property comprises; lounge with feature log burner that is for display purposes only, kitchen/diner, lean to and cloakroom on the ground floor with three bedrooms and a family bathroom on the first floor.

Features include gas central heating, double glazing, modern fitted kitchen and bathroom suite and cloakroom.

The rear garden has a decked terrace, well maintained lawn and borders.

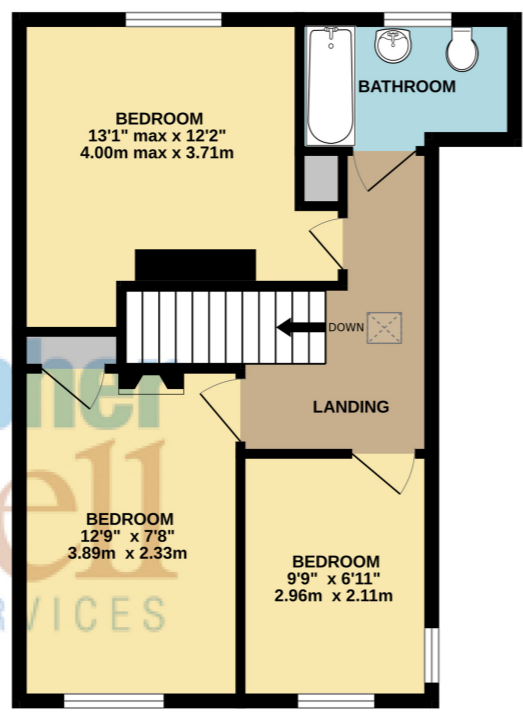
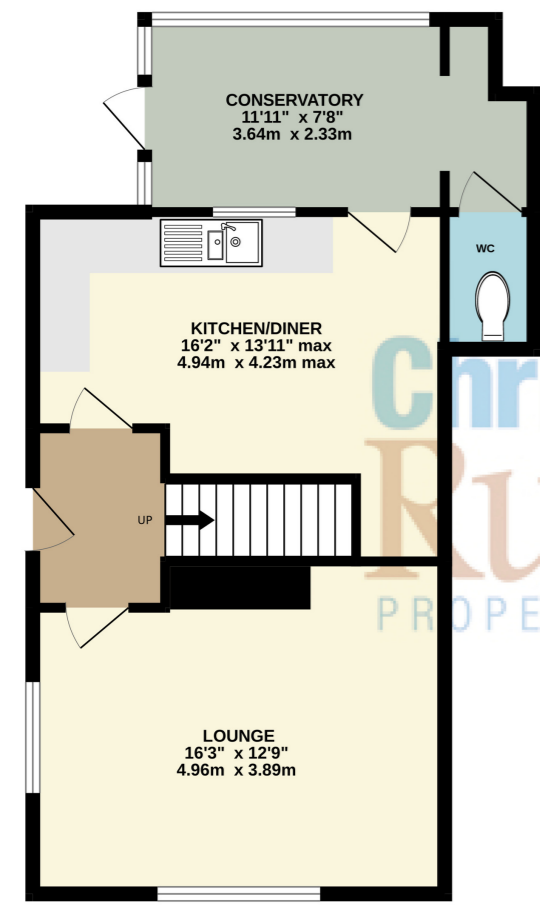
Parking- There is Ample Street Parking Available.

Council Tax Band D.



GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.

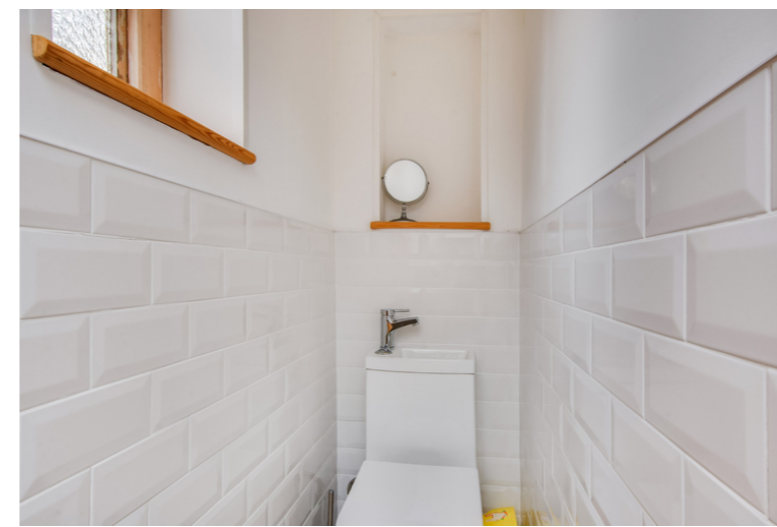
1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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		90
(81-91)	B		
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England, Scotland & Wales