



Guide Price £525,000
Milner Walk, London, SE9 2HS

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £525,000 - £550,000

Extended three bedroom semi-detached house situated approximately 10 minutes walking distance to New Eltham train station, a distance of about 0.6 miles.

The property comprises of the entrance hall, ground floor W.C, through lounge diner and an extended modern fitted kitchen with integrated appliances.

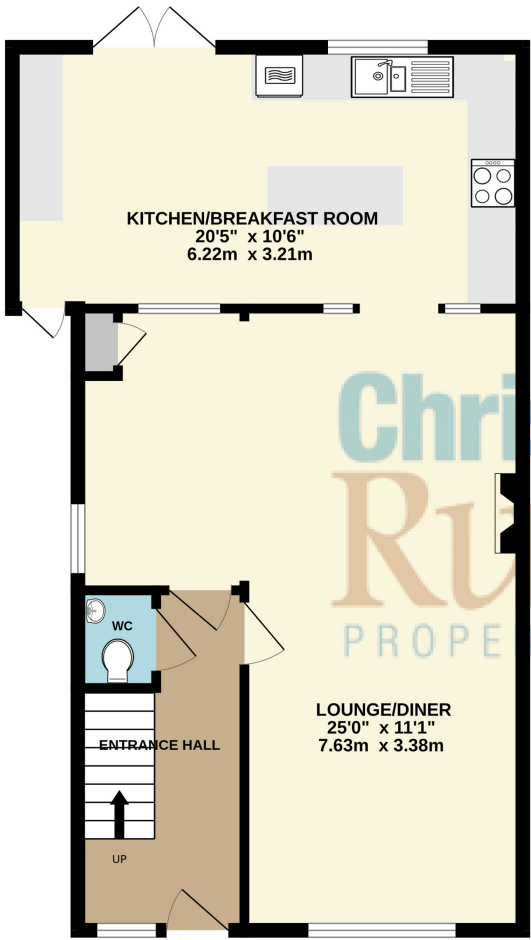
To the first floor, there are three bedrooms and a family bathroom. The generous sized rear garden backs onto the Bexley Allotments. Additionally, the property benefits from an allocated parking space within the residents' car park.

Council Tax Band D.

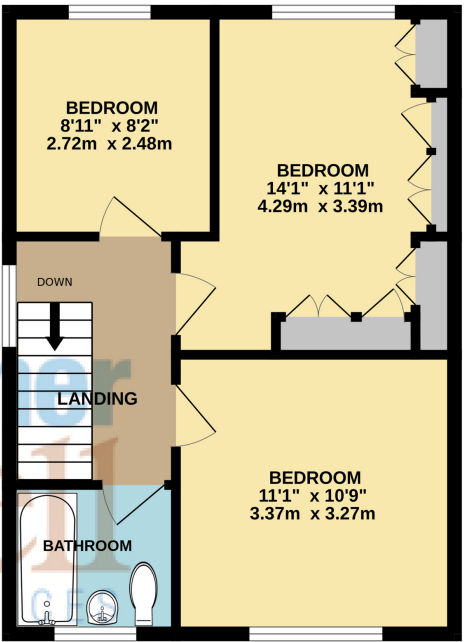


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.1 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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