



Guide Price £475,000

Whinyates Road, London, SE9 6NW

Christopher Russell
PROPERTY SERVICES



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Guide Price From £475,000 to £500,000

A three bedroom terrace house offered with no onward chain situated in the very sought after Progress conservation area.

Under half a mile to Eltham train Station and a short walk to St Thomas Moore Catholic Primary School the property is an ideal first time purchase or a buy to let investment.

The accommodation comprises; entrance hall, spacious lounge, open planned kitchen /diner and a bathroom on the ground floor. The first floor comprises three bedrooms.

Having been recently redecorated and new carpets laid the property features include double glazing and gas central heating, fitted kitchen and bathroom with bath and a separate shower enclosure. The is off street parking on the front driveway and a rear garden extending approximately 70ft.

Council Tax Band C.



GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



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TOTAL FLOOR AREA : 896 sq.ft. (83.2 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		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			