



Asking Price £425,000 Freehold



69 Bastion Road, London SE2 0RH





## PROPERTY DESCRIPTION

OPEN HOUSE • Saturday 06 July • 11:00am - 12:00pm • RE/MAX SELECT are delighted to offer for sale this extended house close to amenities, schools, and transportation links, including Crossrail/Elizabeth Line and Thameslink. This property comprises 3 bedrooms, through-lounge, dining room, fitted kitchen, family bathroom, and approximately 35ft rear garden.

Further benefits include double garage and off street parking. Total Internal Area approx: 1,215.35 sq ft (112.91 sq m). EPC Rating D67





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Tiled flooring, double glazed patio doors.

#### Entrance Hall

Laminate flooring, radiator, ceiling coving.

#### Through Lounge

Laminate flooring, radiator, ceiling coving, double glazed windows; fireplace with granite hearth and mantle; double glazed sliding door leading to Dining Room.

#### Dining Room

Laminate flooring, radiator, double glazed windows, wall-mounted combination boiler.

#### Kitchen

Laminate flooring; range of wood wall and base units with granite-effect worktops and tiled splashback; stainless steel sink and drainer unit with mixer tap; oven, gas hob, NEFF extractor hood; space and connections for washing machine.

### First Floor

#### Landing

Carpeted, ceiling coving; access to loft.

#### Bedroom

Carpeted, ceiling coving, radiator, double glazed windows.

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Carpeted, ceiling coving, radiator, double glazed windows.

#### Bedroom

Carpeted, ceiling coving, radiator, double glazed windows.

#### Family Bathroom

Fully tiled, double glazed window; bath with mixer tap, rainfall shower and glass screen; vanity wash-hand basin with integrated w/c; extractor fan.

### External

#### Front Driveway

Off street parking.

#### Rear Garden

Approximately 35ft; patio, lawn, decking; access to Garage.

### Double Garage

To rear; electrical power; up-and-over door; vehicle to access from rear.

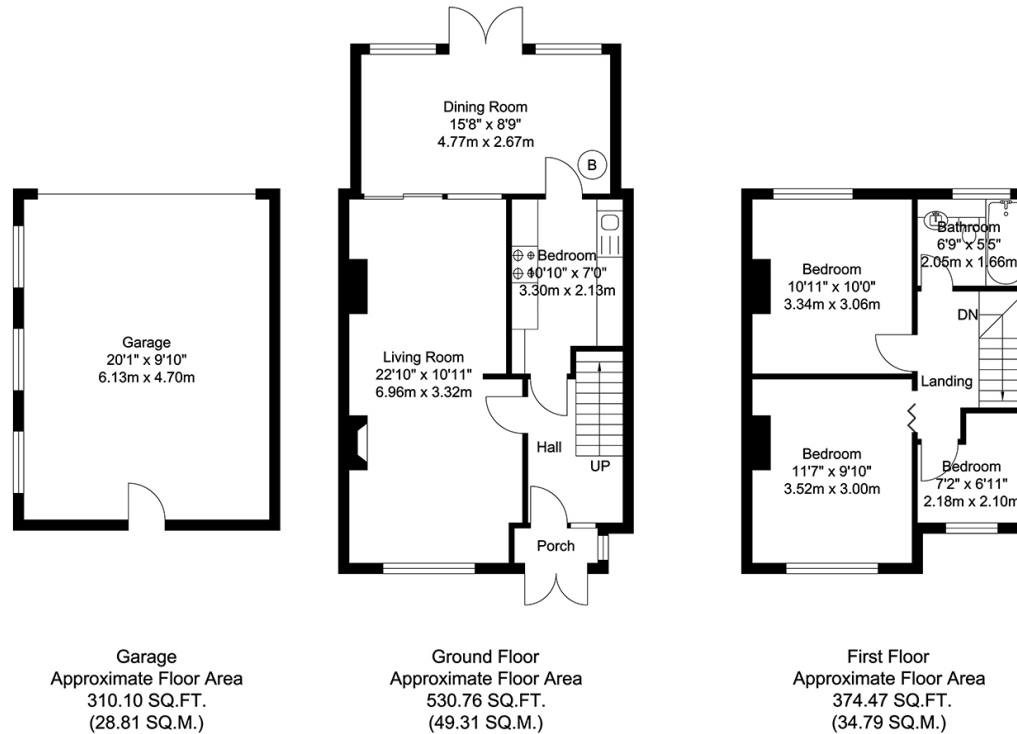
### Information

- 0.9 miles (approx) to Abbey Wood Station with Crossrail/Elizabeth Line & Thameslink
- Council Tax: Band C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>67</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

# FLOORPLAN



TOTAL APPROX FLOOR AREA 1215.35 SQ. FT / 112.91 SQ. M  
For Identification Purposes Only.

