

FOR SALE

OIEO £625,000

Chesham Road, London, SE20



A beautifully presented family home consisting of three double bedrooms, two receptions, south facing garden and off street parking for two cars. Located close to excellent transport links, green spaces, outstanding schools and offered to the market chain free.

A well-presented and spacious family home, ideally located within easy reach of Clock House, Kent House, and Birkbeck stations.

The ground floor welcomes you with a wide entrance hallway leading to a bright front reception room featuring high ceilings and a gas fireplace. A generous second reception room, currently used as a dining area, offers sliding doors onto a south-facing garden, while the fully fitted kitchen provides ample storage and workspace.

Upstairs, the first floor comprises two large double bedrooms with built-in wardrobes, a smaller double bedroom, and a stylish modern family bathroom complete with a separate shower and freestanding bath.

The south-facing garden enjoys decking, a well-maintained lawn, and a shed to the rear, with the added benefit of backing onto allotments. Further highlights include wooden flooring throughout the ground floor, double glazing, off-street parking for two cars, and potential to extend to the rear and into the loft (STPP). The property is offered to the market chain free and is conveniently located close to a wide range of local amenities.

- Chain Free
- Three Double Bedrooms
- Two Receptions
- Off Street Parking
- South East Facing Garden
- EPC Rating C





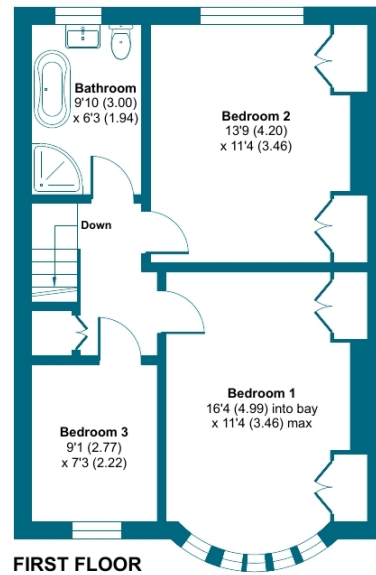
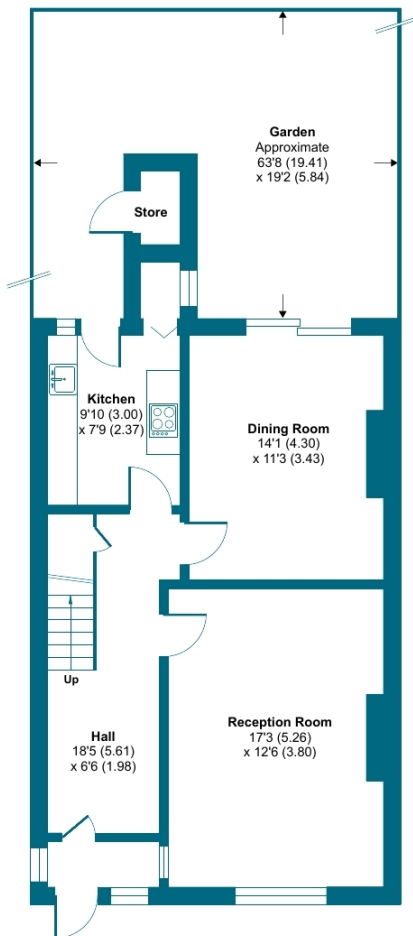
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Approximate Area = 1199 sq ft / 111.3 sq m

Outbuilding = 10 sq ft / 0.9 sq m

Total = 1209 sq ft / 112.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2026. Produced for Grafton Estate Agents. REF: 1430077



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	80
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	