



OIEO £700,000
Rennets Wood Road, London, SE9 2ND

Christopher Russell
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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Three bedroom semi detached house situated in an exceptionally popular location in Eltham Heights.

A short walk to Falconwood train station and popular schools this well presented property has planning permission granted to extend to a substantially larger property.

In good decorative condition this family home that has already been remodelled and extended so has offers larger than average sized accommodation. On the ground floor there is an entrance hall, lounge, dining room, conservatory, kitchen, utility room and the garage has been changed internally to accommodate another room. The first floor comprises three bedrooms, family bathroom and separate shower room.

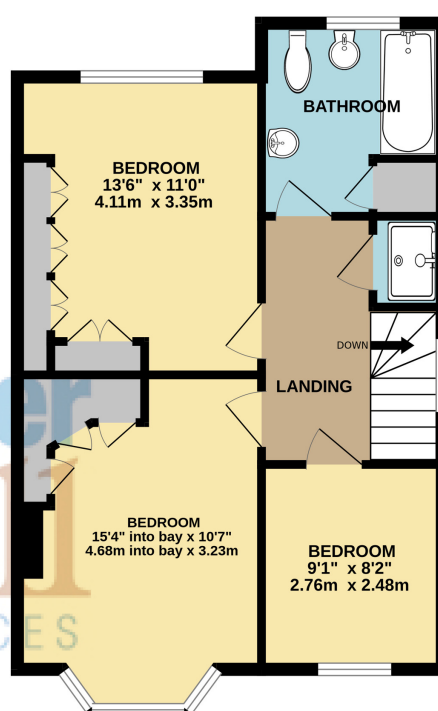
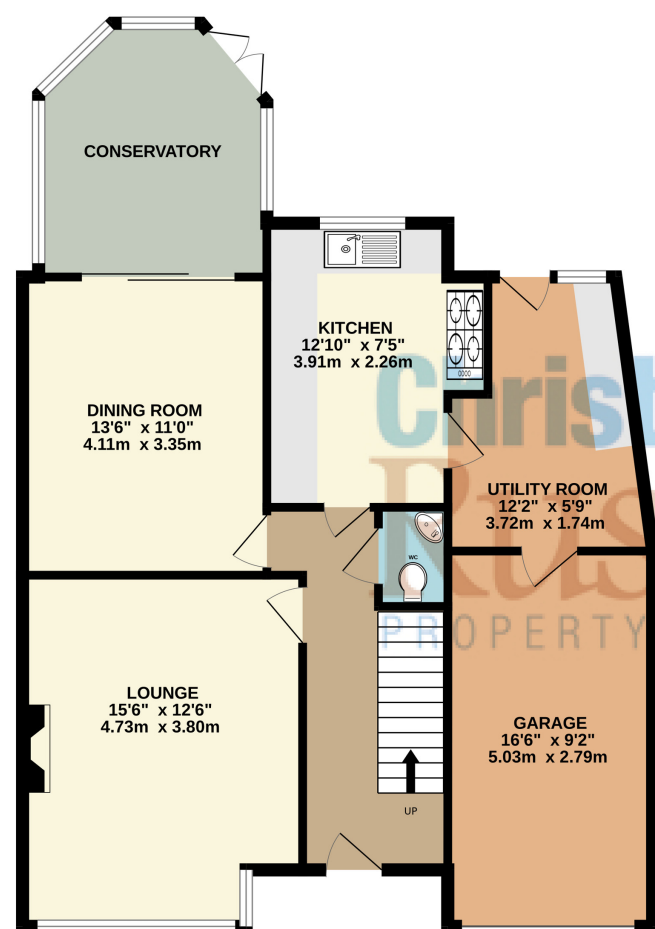
Outside there is off street parking on a good sized driveway and a rear garden extending approximately 80ft.

Council Tax Band F.



GROUND FLOOR
916 sq.ft. (85.1 sq.m.) approx.

1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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		
(69-80)	C		80
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			