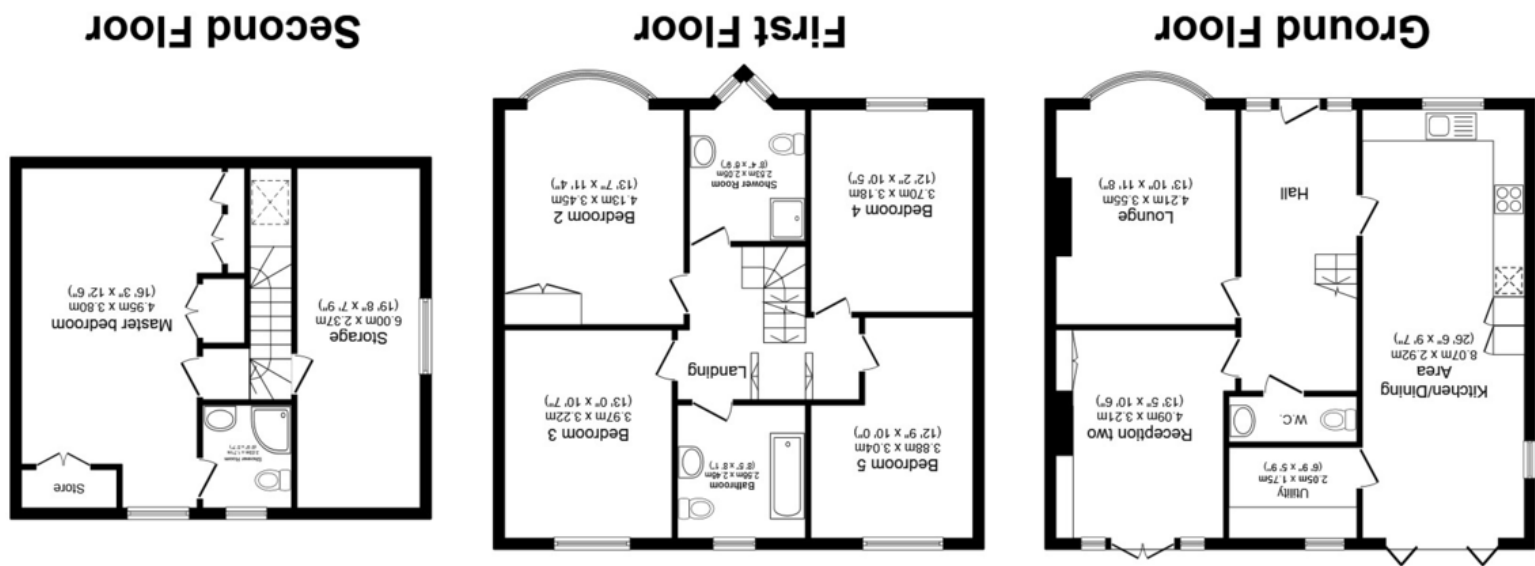


Total floor area 200.5 sq.m. (2,158 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



# Cedric Road

London, SE9 3SQ

## VIDEO TOUR AVAILABLE

Recently refurbished five double bedroom semi detached house in quiet residential road. Large kitchen/diner and master bedroom suite on top floor with ensuite. Ideal family home.

## Main Features

- Extended five double bedroom semi detached house
- Quiet residential road
- Two receptions
- Large kitchen/diner
- Off street parking
- Bathroom and separate shower room on first floor landing
- Master bedroom on top floor with ensuite shower room

## FULL DESCRIPTION

### VIDEO TOUR AVAILABLE

A stunning recently refurbished and extended five double bedroom semi detached house with two bathrooms and an ensuite and off street parking. Situated in a quiet residential road amongst properties of similar age and style.

This extended five bedroom semi comprises: Entrance hall, two reception rooms, large kitchen/diner, utility room and downstairs cloakroom. To the first floor are four bedrooms, bathroom and separate shower room. To the second floor is the master bedroom with ensuite.

Externally there is a large rear garden and off street parking to the front.

The property is located just 0.5 miles from New Eltham train station and the very popular Dulverton primary school.

### Entrance hall

#### Lounge

13' 10" x 11' 8" (4.22m x 3.56m)

#### Reception two

13' 5" x 10' 6" (4.09m x 3.2m)

#### Kitchen/diner

26' 6" x 9' 7" (8.08m x 2.92m)

#### Utility room

6' 9" x 5' 9" (2.06m x 1.75m)

#### Downstairs cloakroom

### First floor landing

#### Bedroom two

13' 7" x 11' 4" (4.14m x 3.45m)

#### Bedroom three

13' 0" x 10' 7" (3.96m x 3.23m)

#### Bedroom four

12' 2" x 10' 5" (3.71m x 3.18m)

#### Bedroom five

12' 9" x 10' 0" (3.89m x 3.05m)

#### Bathroom

8' 5" x 8' 1" (2.57m x 2.46m)

#### Shower room

8' 4" x 6' 9" (2.54m x 2.06m)

### Second floor landing

#### Master bedroom

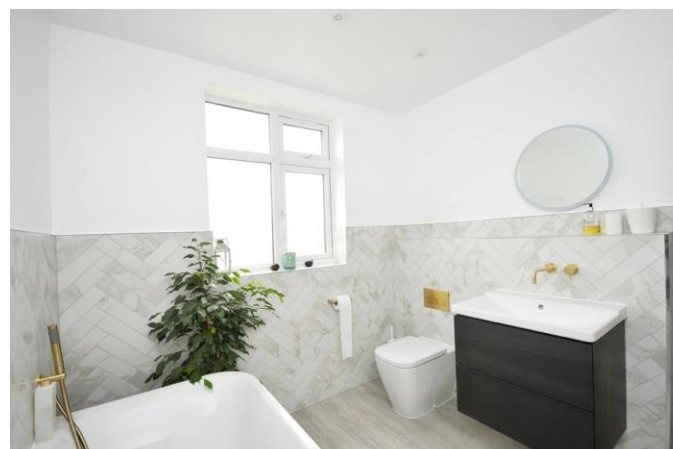
19' 8" x 7' 9" (5.99m x 2.36m)

#### Ensuite

6' 0" x 5' 7" (1.83m x 1.7m)

#### Eaves storage

19' 8" x 7' 9" (5.99m x 2.36m)



## Outside

Rear garden laid to lawn with patio area. Off street parking to the front.

## Additional Information

Council Tax Band E £2,090 per annum.

Local authority Greenwich London Borough Council

Current EPC Rating 57

Potential EPC Rating 79

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.  
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