



Langbrook Road | London, SE3 8RB



Guide Price £350,000 - £360,000

Freehold

EPC = D

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## Langbrook Road, London

A well presented two bedroom, two bathroom family home with large rear garden and off street parking. Convenient for local shops, schools and bus routes.

### Property Features

- 13ft Living Room
- 12ft Conservatory
- First Floor Shower Room
- Additional Ground Floor Shower Room
- Large Rear Garden
- Off Street Parking



## Interior

**Entrance Porch:** Tiled flooring.

**Entrance Hall:** Wood style laminate flooring.

**Living Room:** 4.24m x 3.5m (13'11" x 11'6") Feature fireplace, under stairs storage and wood style laminate flooring.

**Kitchen:** 3.4m x 2m (11'2" x 6'7") Fitted with a range of wall and base units with complimentary work surfaces. Part tiled walls and wood style laminate flooring.

**Ground Floor Shower Room:** Fitted with a three piece suite comprising of a walk in shower cubicle, low level WC and wash hand basin. Tiled walls and flooring.

**Conservatory:** 3.68m x 2.7m (12'1" x 8'10") Wood style laminate flooring.

**Landing:** Access to loft and wood style laminate flooring.

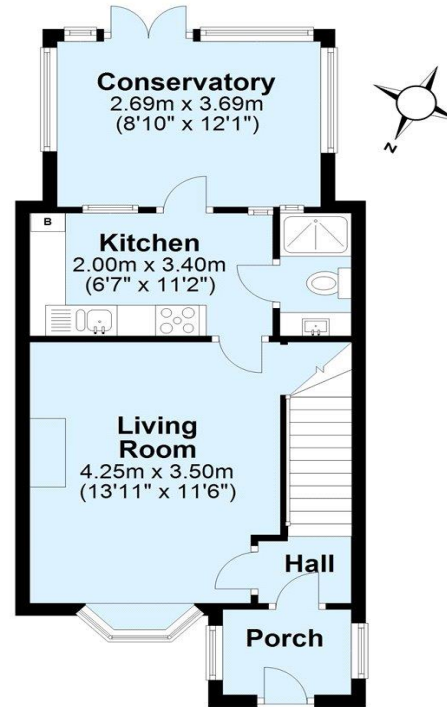
**Bedroom 1:** 4.27m x 2.97m (14' x 9'9") Built in wardrobes and wood style laminate flooring.

**Bedroom 2:** 3.4m x 2.97m (11'2" x 9'9") Wood style laminate flooring.

**Shower Room:** Fitted with a three piece suite comprising of a vanity wash hand basin with storage below, low level WC and a large walk in shower cubicle. Chrome heated towel rail, tiled walls and flooring.

### Ground Floor

Approx. 41.7 sq. metres (448.3 sq. feet)



### First Floor

Approx. 34.1 sq. metres (366.5 sq. feet)



Total area: approx. 75.7 sq. metres (814.9 sq. feet)





## Property Location

Langbrook Road, London, SE3 8RB



## Exterior

**Rear Garden:** Mainly laid to lawn with paved patio area. Shed to remain and access to side.

**Off Street Parking:** Driveway to front.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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