



Kelbrook Road | London, SE3 8LH



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Offers In Excess Of £400,000

Freehold

EPC = D

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Kelbrook Road, London

A well presented three bedroom family home benefitting two bathrooms, a conservatory and parking to front and rear. Convenient for local shops, schools, bus routes and stations.

Property Features

- 14ft Living Room
- Modern Fitted Kitchen
- Conservatory
- Ground Floor Bathroom/First Floor Shower Room
- Workshop/Office
- Off Street Parking & Rear Access



Interior

Entrance Hall: Under stairs storage and tile flooring.

Living Room: 4.34m x 3.57m (14'3" x 11'9") Shutter blinds and carpet as fitted.

Kitchen: 3.76m x 1.95m (12'4" x 6'5") Fitted with a range of modern wall and base units with complimentary granite work surfaces. Integrated double oven, gas hob and filter hood. Space for appliances and tiled flooring.

Ground Floor Bathroom: Fitted with a two piece suite comprising of a vanity wash hand basin with storage under and a panelled bath with electric shower over. Part tiled walls and tiled flooring.

Conservatory: 3.28m x 2.99m (10'9" x 9'10") Space for washing machine and tumble dryer. French doors leading to rear garden and tiled flooring.

Landing: Access to loft and carpet as fitted.

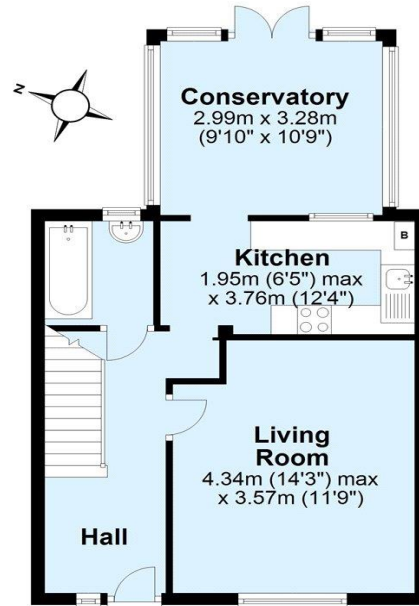
Bedroom 1: 3.78m x 3.38m (12'5" x 11'1") Built in wardrobes and carpet as fitted.

Bedroom 2: 4.29m x 2.61m (14'1" x 8'7") Metal sheeting flooring.

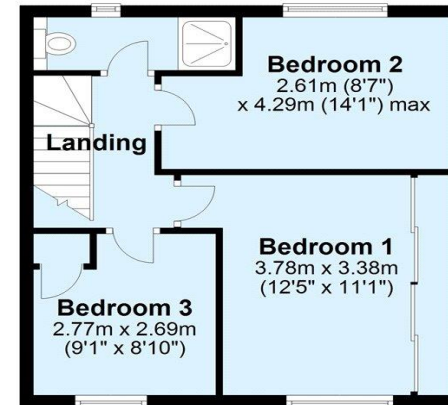
Bedroom 3: 2.77m x 2.69m (9'1" x 8'10") Built in storage and carpet as fitted.

Shower Room: Newly fitted two piece suite comprising a cistern enclosed WC and a walk in shower cubicle. Chrome heated towel rail, tiled walls and flooring.

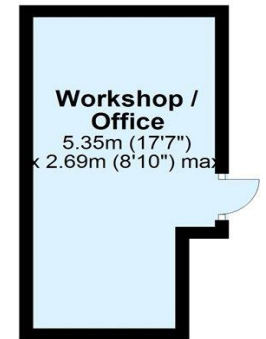
Ground Floor
Approx. 45.1 sq. metres (485.1 sq. feet)



First Floor
Approx. 40.1 sq. metres (431.7 sq. feet)



Outbuilding
Approx. 13.4 sq. metres (143.9 sq. feet)



Total area: approx. 98.5 sq. metres (1060.7 sq. feet)





Exterior

Rear Garden: Mainly laid to lawn with paved patio area and raised hardstanding to rear for off street parking. Gate to side and gates to rear.

Workshop/Office: 5.35m x 2.69m (17'7" x 8'10") Power and lighting.

Off Street Parking: Driveway to front for two cars.

Property Location

Kelbrook Road, London, SE3 8LH



**FOR MORE INFORMATION
CONTACT US TODAY.**

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