



Veda Road | London, SE13 7JQ



Guide Price £700,000 - £750,000

Freehold

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Our service will *move* you



## Veda Road, London

Robinson Jackson are delighted to present to market this charming and well-presented period terraced house a stone's throw from the centre of Ladywell village and its wonderful shops, cafes, and independent businesses, with the added convenience of easy transport links into Central London.

Featuring three bedrooms, this property is perfect for first-time buyers or a young family. The homely atmosphere is enhanced by a lovely south-facing garden which floods the dining room with warm sunshine and offers its future owners a wonderful welcoming place to come home to and enjoy after a hard day's work.

The property offers good space on the inside with potential to extend to the rear and also into the loft. Veda Road is a quiet street close to Hilly Fields which is popular with families and dog walkers and offers wonderful views over London. Local schools like Prendergast are within easy access for families with children seeking placements.





## Interior

**ENTRANCE HALL:** Entrance door with stained glass panels, original wood floor, stairs to first floor landing, radiator, under stair cupboard, covings, picture rail, access to reception room, dining room, and kitchen.

**RECEPTION ROOM:** 4.29m x 4.20m (14'1" x 13'9") Double glazed square bay window to front, feature fireplace, original wood floor, covings, picture rails, radiator.

**DINING ROOM:** 3.87m x 3.46m (12'8" x 11'4") Double glazed double door to rear, original wood floor, fireplace, covings and picture rails, radiator.

**KITCHEN:** 2.41m x 2.12m (7'11" x 6'11") Double glazed window to rear, range of wall and base units, integrated gas hob and electric oven, extractor hood, stainless steel sink unit with mixer tap, space for fridge and plumbed for washing machine, tiled splash back, serving hatch, original wood floor.

**LANDING:** Original wood floor, loft hatch, picture rails, access to all bedrooms, bathroom, and WC.

**BEDROOM 1:** 3.48m x 3.33m (11'5" x 10'11") Double glazed window to front, original wood floor, radiator, built in wardrobes.

**BEDROOM 2:** 3.45m x 3.44m (11'4" x 11'3") Double glazed window to rear, original wood floor, picture rails, radiator.

**BEDROOM 3:** 2.30m x 2.08m (7'7" x 6'10") Double glazed window to front, original wood floor, radiator.

**BATHROOM:** Double glazed frosted window to rear, panel enclosed bath with shower attachment and glass shower screen, pedestal wash hand basin, tiled walls and original wood floor, radiator.

**WC:** Double glazed frosted window to rear, low level w.c., vanity mounted wash hand basin, tiled splash back, original wood floor.

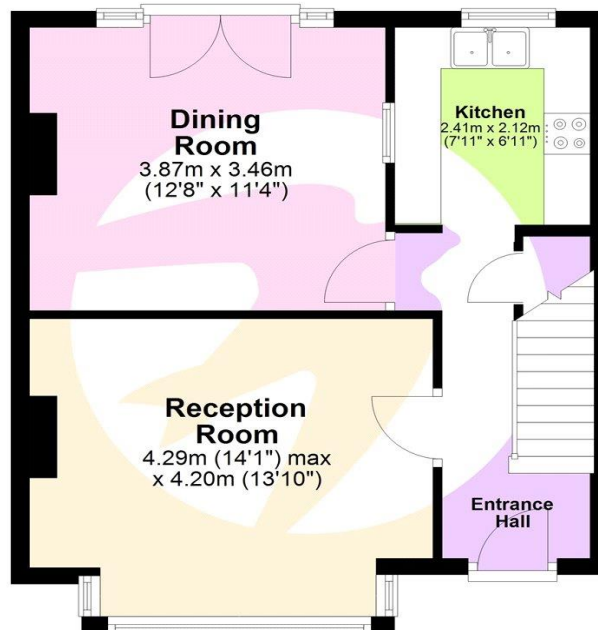
## Exterior

**GARDEN:** 13.03m x 6.17m (42'9" x 20'3") Paved patio area, laid to lawn, various trees, and plants.

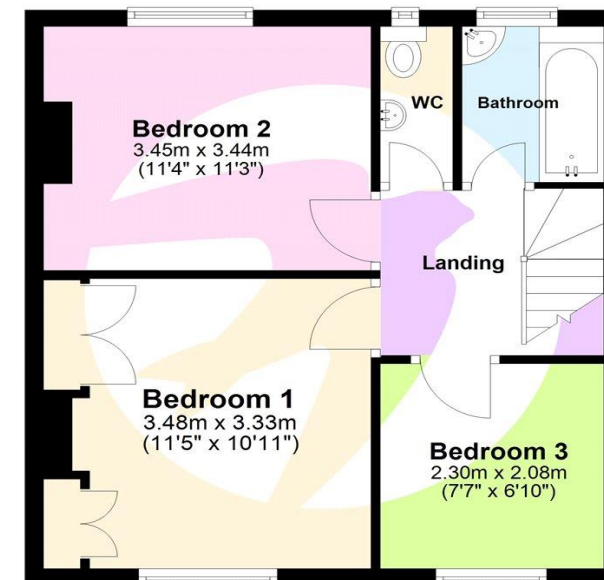
## Property Features

- Three bedroom terrace house
- To reception rooms
- Fitted kitchen
- Upstairs bathroom and separate WC
- Private rear garden
- Close to local amenities, schools, and parks (Hilly Fields, Ladywell Fields)
- Walking distance to Ladywell Train Station.
- Total floor area: 82m<sup>2</sup>= 883ft<sup>2</sup> (guidance only)

### Ground Floor



### First Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.

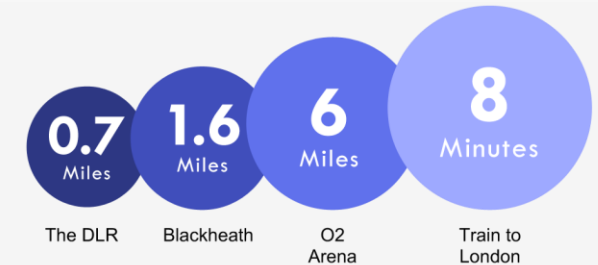
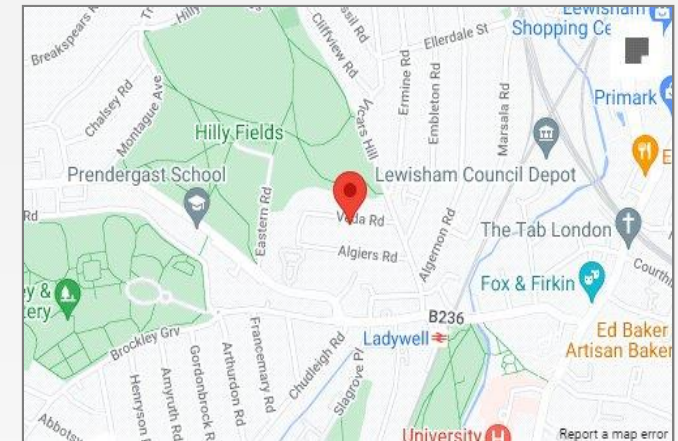






## Property Location

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\*All distances from branch postcode. Train time from nearest station.

## Location

Ladywell has a village character – with its own baker, greengrocers, pub and post office – while benefiting from the train station, which whisks you to London Bridge in just nine minutes. With Hilly Fields and Ladywell Fields only five and three minutes' walk away respectively, the area makes a great base for families and young professionals alike.

## Additional Information

**Local Authority:** London Borough of Lewisham

**Council Tax:** Band D (£1,926.27 pa)

**Parking:** None - Resident permit holder only (T)  
Mon-Fri 9am-7pm

**EPC Rating:** TBC

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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