

MUNDAY'S

Billington Road, New Cross

£950,000



Extended, smart and chain free bay-fronted three double bedroom Victorian mid-terrace house of 1312 square feet (excluding the cellar and loft spaces), with a low-maintenance sunny south-facing garden.

The location? Is a pretty residential street within Hatcham Conservation Area.

You are an easy 9 minute stroll from New Cross Gate Station (or you can walk 15 to Queens Road Peckham Station), and just a few minutes from a brilliant local school: Hatcham Primary - with its traditional Victorian school building with impressive architectural treatment by jestic + whites.

Pleasingly, the house is in great order! The rear extension and a full refurbishment was completed in 2021. Extensive works included new electrics and plumbing, and a new roof and insulation (2020). Further, a new boiler was fitted in 2021, and the front sash windows and front door were fitted in 2020.

*Munday's Estate Agents Ltd.*  
2 Mary Boast Walk  
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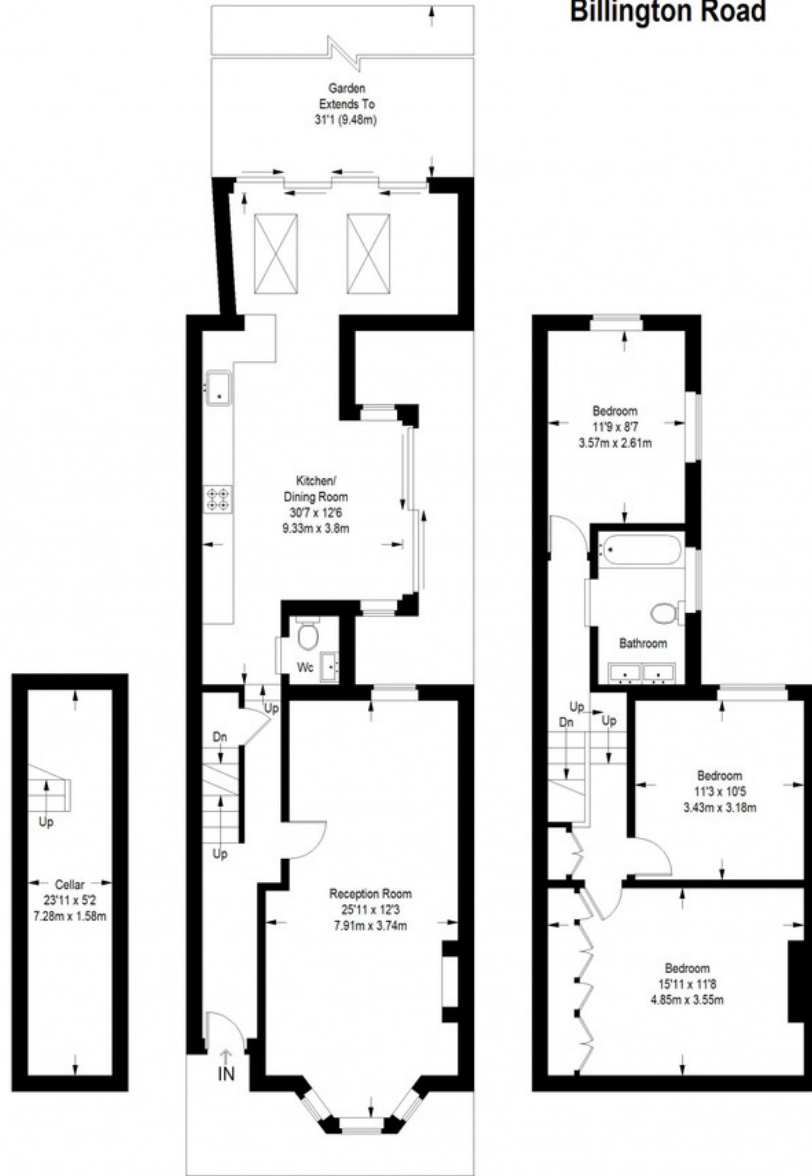
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## Billington Road



Basement = 126 sq ft

Ground Floor = 745 sq ft

First Floor = 567 sq ft

Approximate Gross Internal Area  
 BASEMENT = 126 sq ft / 11.71 sq m  
 GROUND FLOOR = 745 sq ft / 69.21 sq m  
 FIRST FLOOR = 567 sq ft / 52.67 sq m  
 Total = 1312 sq ft / 121.88 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)