

MUNDAY'S

Edric Road, New Cross

£950,000



Delightful four bedroom bay-fronted Victorian terrace with two shower rooms and one bathroom, plus a good storage loft, an independent utility space, and a well-established garden of over 40 feet (with attractive native and tropical planting). Chain free.

The house features original, all working sash windows, and the kitchen appliances are included in the sale, plus you have newly-laid flooring; which includes carpet on the landing upstairs and in the master bedroom plus the back bedroom, and Kardean washed oak flooring in the kitchen.

Find the calm and comfortable home on a favoured residential street within Hatcham Conservation Area, close to Hatcham Primary School (you are also within easy walking distance of the Haberdashers' Secondary). Your local stations? Are New Cross Gate and Queens Road Peckham. Both are a 12 minute walk.

Munday's Estate Agents Ltd.
2 Mary Boast Walk
London SE5 8SP
020 3318 8900

www.mundays.com

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⋮ = Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area

LOWER GROUND FLOOR = 300 sq ft / 27.87 sq m

GROUND FLOOR = 596 sq ft / 56.37 sq m

FIRST FLOOR = 577 sq ft / 53.60 sq m

SECOND FLOOR (Excluding Reduced Headroom) = 174 sq ft / 16.16 sq m

Total (Excluding Second Floor) = 1542 sq ft / 143.26 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)