

## MURILLO ROAD SE13



**PRICE £365,000 FREEHOLD**

An unusual three double bedroom Victorian end of terrace house well located for Hither Green train station, Manor House Gardens, Lewisham Town Centre and the DLR. This spacious property is in excellent condition and retains many of its period features throughout. Blackheath Village is within a mile radius.

- Ground Floor WC
- Three Double Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Family Bathroom
- Lovely South Facing Garden
- Many Period Features
- Convenient Location

**OPEN 7 DAYS**

**Residential & Commercial Estate Agents & Surveyors**

**[www.johnpayne.com](http://www.johnpayne.com)**

Residential branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

# Murillo Road, SE13 5QE

Part glazed wood front door leading to :-

## **ENTRANCE HALL**

Double glazed window to front, wood floor, radiator, understairs storage cupboard, dado rail, picture rail, coved ceiling, baustarded staircase to landing, part glazed door to rear leading to garden, wood panelled access doors to all rooms.

## **W.C.**

Window to side, vinyl floor, low level WC, wall mounted wash basin, part tiled walls.

## **LOUNGE**

12'3 into the bay x 12'11. Double glazed bay window to front, fitted carpet, radiator, cast iron period style fire place with tiled inserts and hearth, picture rail and coved ceiling.

## **DINING ROOM**

12' x 12'11 Window to rear, fitted carpet, radiator, cast iron period style fireplace with tiled insert and hearth, picture rail, coved ceiling.

## **BREAKFAST ROOM**

13' x 11'10 Max. Double glazed window to rear, wood floor, radiator, picture rail, coved ceiling, opening to :-

## **KITCHEN**

16'9 x 6'4. Window to rear, wood door to side leading to garden, ceramic tiled floor, radiator, range of wall and base units with wood block work surfaces over, fitted electric oven and gas hob, stainless steel drainer sink with mixer tap, plumbing for washing machine, part tiled walls, wall mounted combination boiler.

## **LANDING**

Double glazed window to side, fitted carpet, dado rail, access to loft.

## **BEDROOM 1**

17'8 Max x 12' Max. Two double glazed windows to rear, stripped wood floor, radiator, cast iron period style fireplace with tiled inserts, built-in wardrobes to both alcoves.

## **BEDROOM 2**

12'6 x 11'6 Double glazed window to front, stripped wood floor, radiator, cast iron period style fireplace with tiled inserts.

## **BEDROOM 3**

13'4 x 10'5 Max Double glazed window to rear, stripped wood floor, radiator, cast iron period fireplace.

## **BATHROOM**

Double glazed window to front, vinyl floor, radiator, white suite comprising wood panelled bath with mixer tap and shower attachment, pedestal wash hand basin, high level WC, tiled walls.

## **REAR GARDEN**

South Facing and measuring approximately 60ft x 40ft. Mainly laid to lawn with large flower bed to rear, variety of shrubs and trees, paved patio area, wood shed to remain.

## **LOCAL AUTHORITY**

London Borough of Lewisham

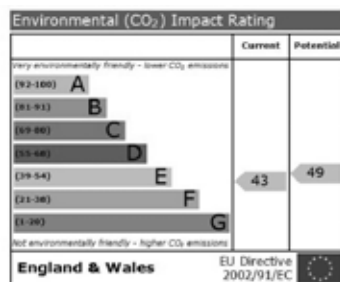
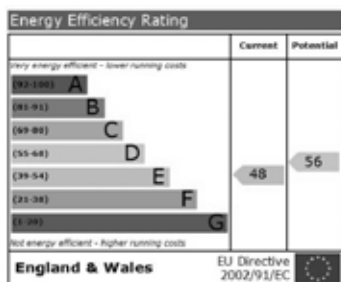
## **VIEWING**

By prior appointment through Vendors Sole Agents John Payne Lee Branch 119 Burnt Ash Road Lee SE12 8RA on 020 8852 8633 email us on [lee@johnpayne.co.uk](mailto:lee@johnpayne.co.uk)

# Floorplan



## Energy Performance Certificate



## Property Descriptions

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.

# Additional Photos of Murillo Road SE13

