

MURILLO ROAD SE13



PRICE £399,950 FREEHOLD

A beautifully presented four bedroom Victorian end of terrace family home benefiting from having had the loft converted to create the fourth bedroom and shower room. The property is conveniently located for Hither Green train station, Manor House Gardens, Lewisham Town Centre and DLR. Blackheath Village is within a mile radius.

- Lounge
- Spacious Kitchen/Diner
- Four Bedrooms
- Family Bathroom
- Shower Room
- Cellar
- Double Glazing
- Rear Garden
- Convenient Location
- Chain Free

OPEN 7 DAYS

Residential & Commercial Estate Agents & Surveyors

www.johnpayne.com

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

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Murillo Road, SE13 5QF

Part glazed wooden front door leading to:-

ENTRANCE HALL

Fitted carpet, radiator, coved ceiling, balustraded staircase to upper landing.

LOUNGE

15'1 into the bay x 13'1. Double glazed square bay window to front, fitted carpet, radiator, cast iron period style fireplace with tiled inserts and hearth and living flame gas fire, picture rail, coved ceiling,

KITCHEN/DINER

L-Shaped 17'2 Max x 14'2 Max Double glazed French doors to rear, double windows to rear, ' Karndean' vinyl flooring, radiator, range of wall and base units with work surfaces over, inset drainer sink, plumbing for washing machine and dishwasher, stainless steel gas cooker with stainless steel extractor hood over, space for fridge freezer, wall mounted combination boiler, part tiled walls, door to:-

CELLAR

With power and light, wall mounted utility meters.

FIRST FLOOR LANDING

Fitted carpet, balustraded staircase to the top landing, under stairs storage cupboard, panelled access door to all rooms.

BEDROOM 1

14'8 into the bay x 10'10. Double glazed square bay window to front, fitted carpet, radiator, built-in storage cupboard, coved ceiling.

BEDROOM 2

14'5 x 10'10 Double glazed window to rear, fitted carpet, radiator,

BEDROOM 3

8'10 x 5'10 Double glazed window to front, fitted carpet, radiator.

BATHROOM

Double glazed window to rear, ceramic tiled floor, chrome ladder style towel rail, white suite comprising panelled bath with plumbed in shower over, low level WC, pedestal wash basin, part tiled walls, extractor fan.

TOP LANDING

Sky light, fitted carpet, access door to bedroom 4 and shower room.

BEDROOM 4

L-Shaped 20'8 Max x 16'5 Max Two Velux windows to front, double glazed window to rear, fitted carpet, radiator, inset spotlights, access to eaves storage space.

SHOWER ROOM

Double glazed window to rear, laminate floor, chrome ladder style radiator, shower cubicle with electric shower unit, low level WC, pedestal wash basin, tiled splash back, inset spotlights, extractor fan.

REAR GARDEN

Measuring approximately 22ft, Lawn area with flower bed border, wooden decked area, wood shed to remain, side access.

TENURE: FREEHOL

LOCAL AUTHORITY

London Borough of Lewisham

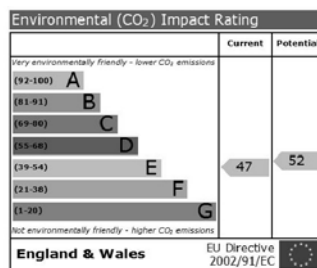
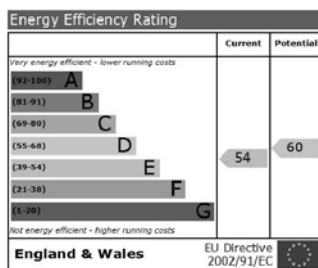
VIEWING

Viewing by prior appointment through Vendors Sole Agents John Payne Lee Branch - 119 Burnt Ash Road SE12 8RA on 020 8852 8633 or E-mail us on 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



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