



College Green, SE19

GP £550,000 - £575,000 *Freehold*

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Guide Price: £550,000 - £575,000

Nestled in a quiet cul-de-sac, this modern semi-detached house offers a perfect blend of comfort and style.

Boasting three bedrooms, this inviting property is ideal for families or professionals seeking a peaceful retreat. The property features a well-maintained garden, perfect for outdoor relaxation and entertaining.

KEY FEATURES

- Freehold
- Three Bedrooms
- Two Bathrooms
- Private Garden
- Modern Throughout
- Excellent natural light throughout
- Conveniently located for local amenities and transport links



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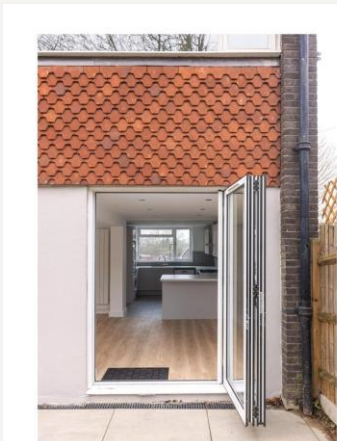
for every step...



The contemporary design offers bright and spacious accommodation, with an abundance of natural light throughout. The open-plan layout is ideal for modern living, featuring a sleek kitchen and generous living area.

Upstairs, the bedrooms are bright and airy, providing a peaceful space for rest and relaxation. Conveniently located close to local amenities and excellent transport links, this property offers the perfect balance of tranquillity and accessibility. Don't miss the opportunity to view this fantastic home.



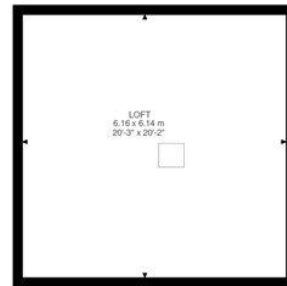


MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: C



Raised Ground Floor
447 ft²



First Floor
478 ft²

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Approximate Gross Internal Area

85.95 SQ.M / 925 SQ.FT

(EXCLUDING LOFT)

LOFT 37.82 SQ.M / 407 SQ.FT

INCLUSIVE TOTAL AREA 123.77 SQ.M / 1332 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	69 C	
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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