



College Green, SE19

GP £625,000 - £650,000 *Freehold*



****Guide Price: £625,000 - £650,000****

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.

KEY FEATURES

- Freehold
- Three Bedrooms
- Two Bathrooms
- Private Garden
- Modern Throughout
- Free On-Street Parking
- Energy Efficiency Rating: C



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The property features a well-maintained garden, perfect for outdoor relaxation and entertaining. The purpose-built design offers a contemporary living space with ample natural light throughout. The open-plan layout is ideal for modern living, with a sleek kitchen and spacious living area.

Upstairs, the bedrooms are bright and airy, providing a tranquil space for rest and relaxation. Conveniently located near amenities and transport links, this property offers the perfect balance of seclusion and accessibility. Don't miss out on this modern gem - book your viewing today!



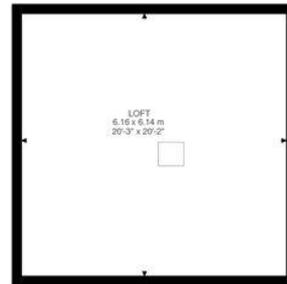


MATERIAL INFO

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		81 B
69-80	C	69 C	
55-68	D		
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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