



Elfrida Crescent, London, SE6 3EP

Guide price £400,000

GUIDE PRICE-£400,000-£425,000.

A spacious three bedroom end of terrace house for sale in Catford. Set across two floors with approximately 920 sq/ft of space, this property comprises of; a reception room, a separate dining room, and a fitted kitchen. Upstairs are three well proportioned bedrooms and the family bathroom. and a separate W/C To the rear is a large garden that is laid to lawn. Elfrida Crescent is favourable for it's family friendly location, popular local schools and is conveniently located for anyone looking to move to the area. This property is located within close proximity to an array of local amenities such as Bellingham Film Palace and The Fellowship and Star pub. Both Beckenham Hill and Bellingham stations are just a short walk away, that have excellent transport links into London. It is also located close to the open spaces of Beckenham Hill Park and Waterlinks way.



Entrance

Living Room 15'4 x 11'3 (4.67m x 3.43m)

Dining Room 12' x 10'4 (3.66m x 3.15m)

Kitchen 12' x 7' (3.66m x 2.13m)

W/C

Landing

Main Bedroom 12' x 11'5 (3.66m x 3.48m)

Bedroom Two 12'1 x 10'6 (3.68m x 3.20m)

Bedroom Three 10'6 x 8'10 (3.20m x 2.69m)

Bathroom 7'10 x 6'2 (2.39m x 1.88m)

Garden 70' (21.34m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

