

Cambridge Road, London, SE20 7XJ



Offers In Excess Of £650,000



## House - Terraced

- Three Bedroom Brand New Terraced Architecturally Designed Home
- Melaminico Krieder Oak Wood Effect Kitchen with Calcutta Gold Quartz Worktop
- Next Generation Advanced Air Heat Source Systems (Worcester)
- Off Street Parking With Electric Charging Point
- Herringbone LVT Flooring to Ground Floor
- Three Bathrooms - Two En-Suite & One Family Bathroom
- Birkbeck Station With Its Links Into London Serves The Area
- All Bedrooms With Newly Fitted Carpets
- Rear Garden With Patio & Low Maintenance Artificial Grass
- Antique Style Brass Fittings Throughout

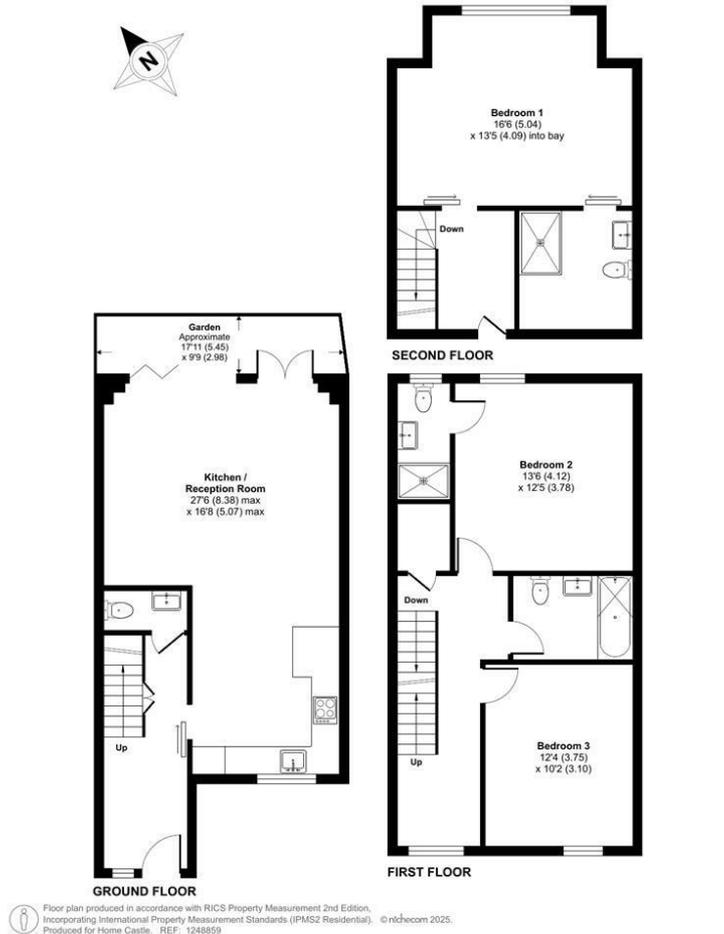
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Brand new architecturally designed terraced family home built to an exceptional standard crafted with next-generation energy efficiency in mind. Features include off street parking, alarm system and advanced air source heat pump systems monitored by Worcester, giving sustainable and cost-effective living. There is a spacious hallway adorned with herringbone-style flooring, underfloor heating, and a stylish downstairs WC. The open-plan kitchen boast elegant oak-style cabinetry, luxurious Calcutta gold quartz countertops, and antique brass accents. A Bosch induction hob, built-in electric fan oven, and integrated BEKO appliances, including a dishwasher, washer/dryer, and fridge freezer, provide both functionality and sophistication. The living area is of a very good size again with herringbone style flooring, under floor heating and Bi-folding doors opening onto a private, low-maintenance garden with a patio and artificial grass. The first floor hosts two generously sized bedrooms, with newly laid carpets and fitted wardrobes. Bedroom two benefits from having a beautiful designer style en-suite shower room with walk-in shower and marble style tiles. The family bathrooms feature a Victorian Plumb white bath with overhead shower, wall-hung vanity unit, and antique style brass fittings. On the second floor there is another very good-sized bedroom with newly laid carpet and a further en-suite equipped with walk in shower. Betts Park is nearby for your leisurely walks and Birkbeck Station serves the area with its links into London. With the impeccable design, high-end finishes, and cutting-edge energy efficiency, Cambridge Court offers an exceptional modern living experience.

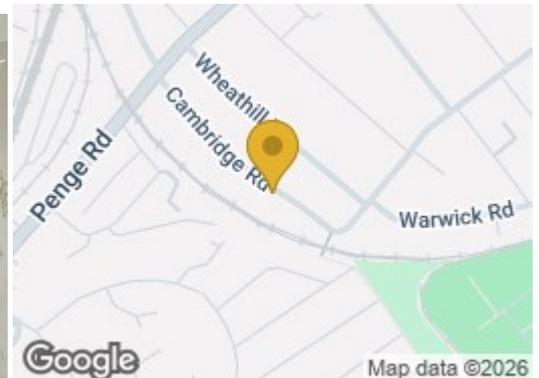
Tenure: Freehold - Photos are CGI generated

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Approximate Area = 1392 sq ft / 129.3 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>91</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Whilst you are at liberty to use any firm of solicitors of your choice, Homecastle can, if requested, recommend solicitors.

If you choose Cook Taylor Woodhouse solicitors from our list, Homecastle will receive a £150 referral voucher.

If you require clarification on any point please contact us particularly if travelling some distance to view. All services appliances, fittings and central heating etc (if applicable) have not been tested by our company. Measurements are taken by laser tape to the widest point of the room, are approximate and may be subject to a margin of error. Lease, ground rent, maintenance and garden details (if applicable) cannot at present be relied upon as being correct. We are awaiting clarification from the vendor's solicitors. The description of this property is only the opinion of our Company.