



## London Road

£650,000

*Nestled in the charming area of Forrest Gardens, London, this delightful three-bedroom bungalow offers a perfect blend of comfort and convenience. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen and bathroom enhance the home's functionality, making it ideal for families or those seeking a peaceful retreat.*

*The bungalow is set on a private drive, ensuring a sense of privacy and security. With gas central heating throughout, you can enjoy a warm and cosy atmosphere during the cooler months. The spacious layout allows for easy movement and a sense of openness, making it a welcoming environment for all.*

*For those who appreciate outdoor living, the surrounding area offers a pleasant environment to enjoy leisurely strolls or outdoor activities. With its prime location, this bungalow is well-connected to local amenities, schools, and transport links, making it an excellent choice for both families and professionals.*

*In summary, this three-bedroom bungalow in Forrest Gardens is a wonderful opportunity for anyone looking to settle in a spacious and well-equipped home in London. Don't miss the chance to make this charming property your own.*

## *London Road*

Reception room 20'0" x 10'5" (6.10 x 3.20)

Dinner 11'2" x 8'7" (3.41 x 2.62)

Kitchen 11'1" x 9'6" (3.40 x 2.90)

Main Bedroom 15'5" x 10'2" (4.72 x 3.10)

Bedroom 2 11'3" x 10'0" (3.45 x 3.05)

Bedroom 3 10'9" x 9'6" (3.30 x 2.92)

Conservatory 12'2" x 11'3" (3.73 x 3.43)

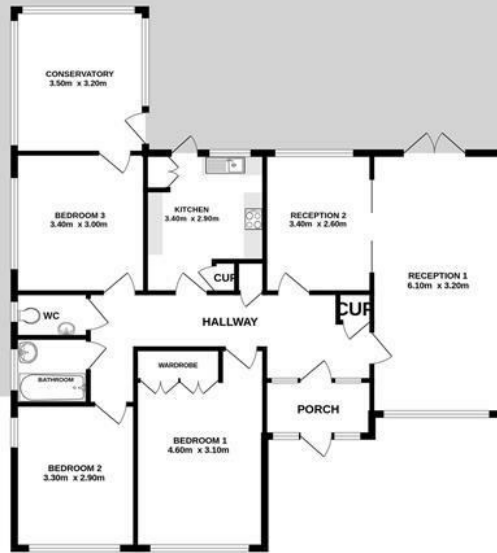
Garden 47'0" x 47'0" (14.33 x 14.33)

Buyers Guide





REAR GARDEN  
(approx)  
14m x 14m



TOTAL FLOOR AREA: 1177 sq.ft. (109.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

