



## 104 Hunsdon Road, London, SE14 5RF

### Offers in excess of £750,000

\*\*\* No Onward Chain \*\*\* Excellent Renovation Potential \*\*\*

Good Move are delighted to present this Three Bedroom Mid-Terrace Home to the market.

Offering generous accommodation throughout, this spacious home provides an excellent opportunity for buyers looking for a property with scope to add value or put their own stamp on their home.

The ground floor offers a welcoming living room, a well-proportioned dining room, a spacious kitchen and bathroom, with access leading out towards the particularly generous rear garden. Upstairs, there are three further bedrooms, one with an additional adjoining room. The property also benefits from a large basement, offering valuable additional space.

With its generous proportions, versatile rooms and a substantial garden this property represents an exciting opportunity for someone looking to create a home tailored to their own style, while also offering excellent potential for those looking to add value through modernisation and improvement.

Perfectly positioned for transport links, you are a 12-minute walk from New Cross Gate and Queens Road Peckham stations, offering rapid links to London Bridge, Shoreditch, and Canada Water, as well as direct buses into central on your doorstep. Beyond the commute, you are within easy reach of the panoramic views of Telegraph Hill Park and several other green spaces, and a thriving community of independent businesses, plus the creative hub of Goldsmiths University.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

| 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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



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