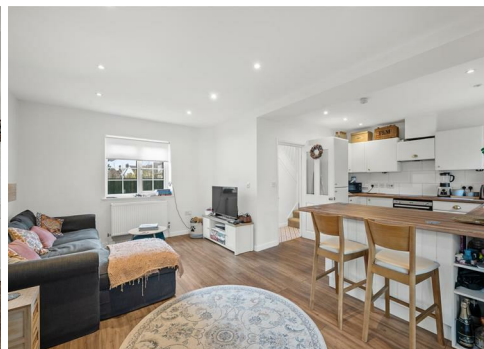




## **44 Admiral Seymour Road, London, SE9 1SN**

### **Asking Price £475,000**

Situated on the heart of the Progress Estate comes this TWO bedroom terraced home. Renovated to a high standard to include a modern fitted kitchen which is open plan to the lounge, pitched roof conservatory. To the first floor there are two well appointed bedrooms, a dressing room and a four piece bathroom suite. To the rear the garden is larger than average and is mainly laid to lawn. Situated just a few minutes walk to shops and main line station. Viewing comes recommended. Greenwich borough council tax band D. EPC rating D.



# Admiral Seymour Road, London, SE9 1SN

## ENCLOSED ENTRANCE PORCH

A wooden front door with frosted glass insert to an enclosed entrance porch, casement windows to side and above, radiator, wooden door with multi paned insert to the entrance hall.

## ENTRANCE HALL

Stairs to first floor, under stairs storage cupboard, inset spotlights, door to the kitchen.

## FITTED KITCHEN

A range of eye and base units, wooden work surface, one and a half ceramic sink unit with mixer taps and drainer, wall mounted boiler, built in double oven, four ring hob with extractor fan over, integrated dishwasher and fridge freezer, plumbing for washing machine, wooden flooring, double glazed window to rear, inset spotlights, breakfast bar, open plan to the lounge.

## LOUNGE

A double glazed Georgian window to front, radiator, laminate flooring, inset spotlights, fireplace with wooden mantle, double glazed French patio doors to the conservatory.

## CONSERVATORY

A pitched roof conservatory, double glazed windows to side and rear, two double glazed doors for access to the garden, radiator, laminate flooring, wall mounted lights.

## LANDING

Stairs to the first floor, double glazed Georgian window to front, access to loft via hatch, centre light point.

## BEDROOM ONE

A double glaze Georgian window to rear, radiator, centre light point.

## BEDROOM TWO

A double glazed Georgian window to front, radiator, centre light point.

## DRESSING ROOM

A cleverly adapted dressing room, centre light point, door to bathroom.

## BATHROOM

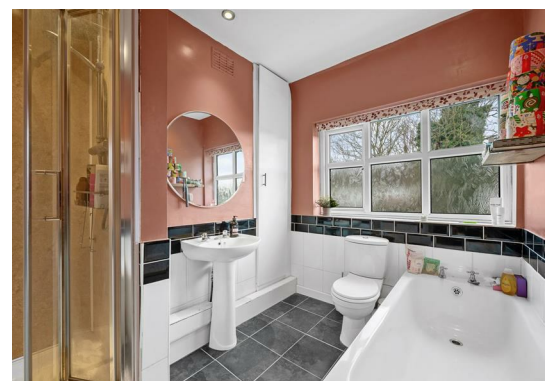
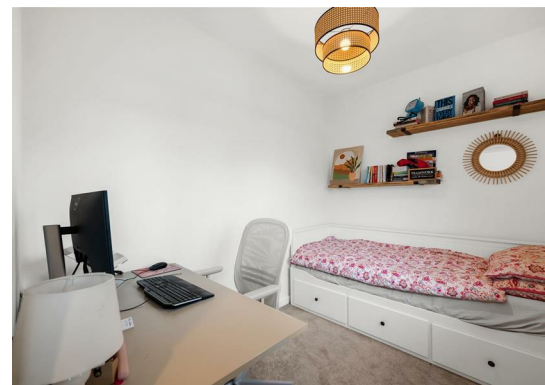
A four piece suite comprising panel enclosed bath with mixer taps, pedestal wash hand basin, low flush w/c, walk in fixed and detachable head power shower, glass door, inset spotlights, half tiled surround, extractor fan, tiled flooring, substantial sized storage cupboard, double glazed frosted window to rear, towel rail radiator.

## REAR GARDEN

Out side tap and lighting, mainly laid to lawn with detached timber storage shed.

## FRONTAGE

A picket fence to front, path to front door, laid to lawn with shingle borders.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Worse	Very environmentally friendly - lower CO <sub>2</sub> emissions	Worse
92-100% A		92-100% A	
81-91% B		81-91% B	
69-80% C		69-80% C	
55-68% D		55-68% D	
39-54% E		39-54% E	
21-38% F		21-38% F	
1-20% G		1-20% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
82	61		

EU Directive 2002/91/EC England & Wales

## Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.