



Embleton Road, SE13  
£800,000

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# In general

- Three double bedrooms
- Front reception room
- Dining room
- Modern bathroom suite
- Spacious private rear garden
- Plenty of storage
- Quiet residential road
- Close to Hilly Fields
- Close to excellent transport links

# In detail

A lovely three double bedroom house on the popular Embleton Road with a private rear garden.

This property comprises a spacious front reception room complete with a bay window, three double bedrooms, a modern bathroom suite, dining room and a separate fitted kitchen which leads directly onto a beautiful private rear garden. Further benefits include new sash double glazed windows throughout, plenty of storage, planning in place for an additional bedroom, wooden flooring, a kitchen extension, new roof installed last year with insulation, bi-fold doors that lead directly on to the garden, quiet residential road, close to Hilly Fields park, excellent transport links and so much more.

The property is situated approximately just 0.5 miles to Lewisham station offering excellent transport links into London Bridge, Victoria, Canary Wharf and many other locations. It is also very well placed for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

Viewings are highly recommended, call the Pedder Brockley sales team to arrange a viewing.

EPC: E | Council tax band: C



# Floorplan

## Embleton Road, SE13

Approximate Gross Internal Area

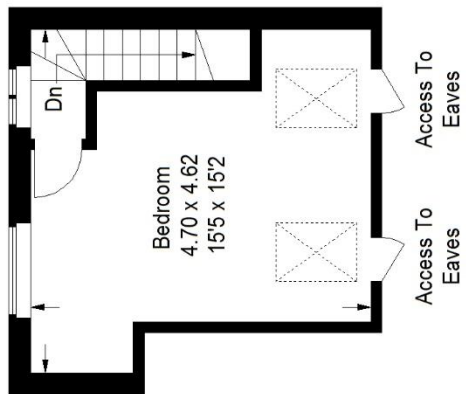
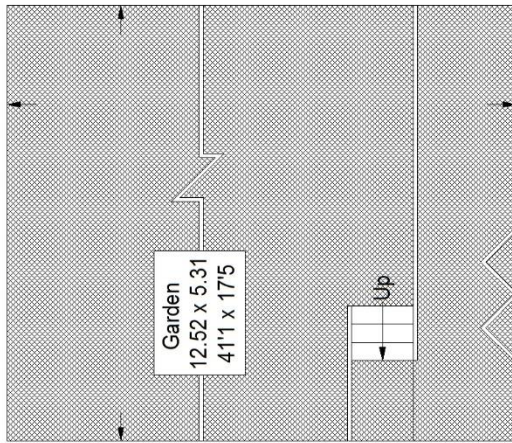
Ground Floor = 57.0 sq m / 614 sq ft

First Floor = 39.1 sq m / 421 sq ft

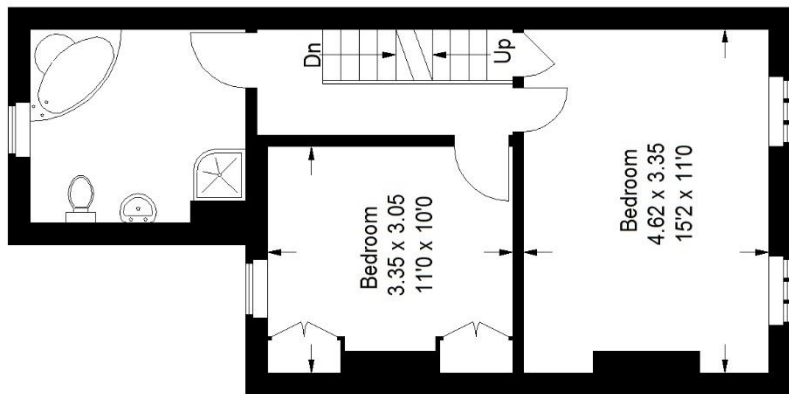
Second Floor (Excluding Eaves)

20.0 sq m / 215 sq ft

Total = 116.1 sq m / 1250 sq ft



### Second Floor

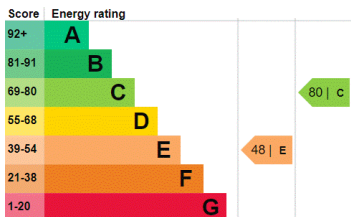


### First Floor

### Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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