



Wheathill Road SE20  
£1,000,000

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# In general

- Double-fronted Victorian house
- Six bedrooms
- Three reception rooms
- 17ft conservatory
- No onward chain
- 33ft garage
- Period features
- Nearby transport links

# In detail

A characterful six bedroom double-fronted Victorian semi-detached house positioned on a popular tree-lined residential road, and available for sale with no onward chain.

This generously proportioned (2295 sq ft / 213.2 sq m) property is arranged over three levels and has been improved and upgraded by the current owner to offer an ideal long-term opportunity for a young or growing family.

A welcoming entrance hall leads to two sizeable reception rooms and a study which boast original period features such as fireplaces, coving, and sash windows. The rear reception has solid oak flooring, a working fireplace and French doors to the garden. The remainder of the ground floor comprises of a WC, a modern kitchen with plenty of storage and a 17ft conservatory / breakfast room with under floor heating. This space provides a quiet sanctuary to enjoy sunny days and wildlife overlooking the garden.

The first floor is made up of three bedrooms (with a complete wall of fitted wardrobes to the master), a family bathroom, and a separate shower room / dressing room. A large arched window floods the stairwell with light and leads to the top floor which houses three further bedrooms and includes eaves storage and exposed brickwork.

Externally there is a mature walled rear garden with fruit trees, a patio seating area and sunny southerly aspect. Also, a 33ft detached tandem garage which could be perfect for a workshop, studio, or home office.

This location offers access to nearby rail links such as Birkbeck, Anerley, and Norwood Junction (fast to London Bridge), as well as handy amenities and proximity to the popular Stuart Fleming Primary school.

A viewing of this well cared-for property is essential to appreciate the accommodation.

EPC: E | Council Tax Band F



# Floorplan

## Wheatmill Road SE20

Approximate Gross Internal Area

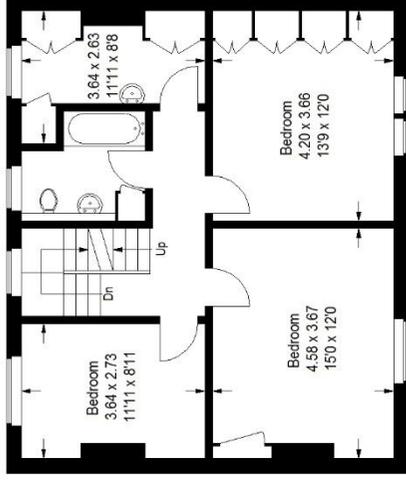
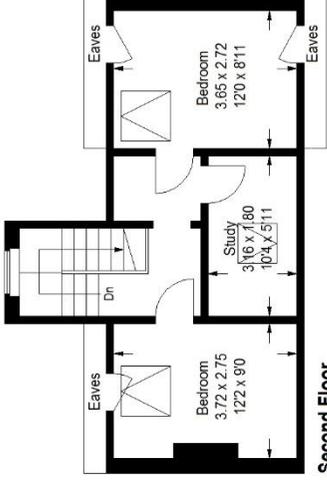
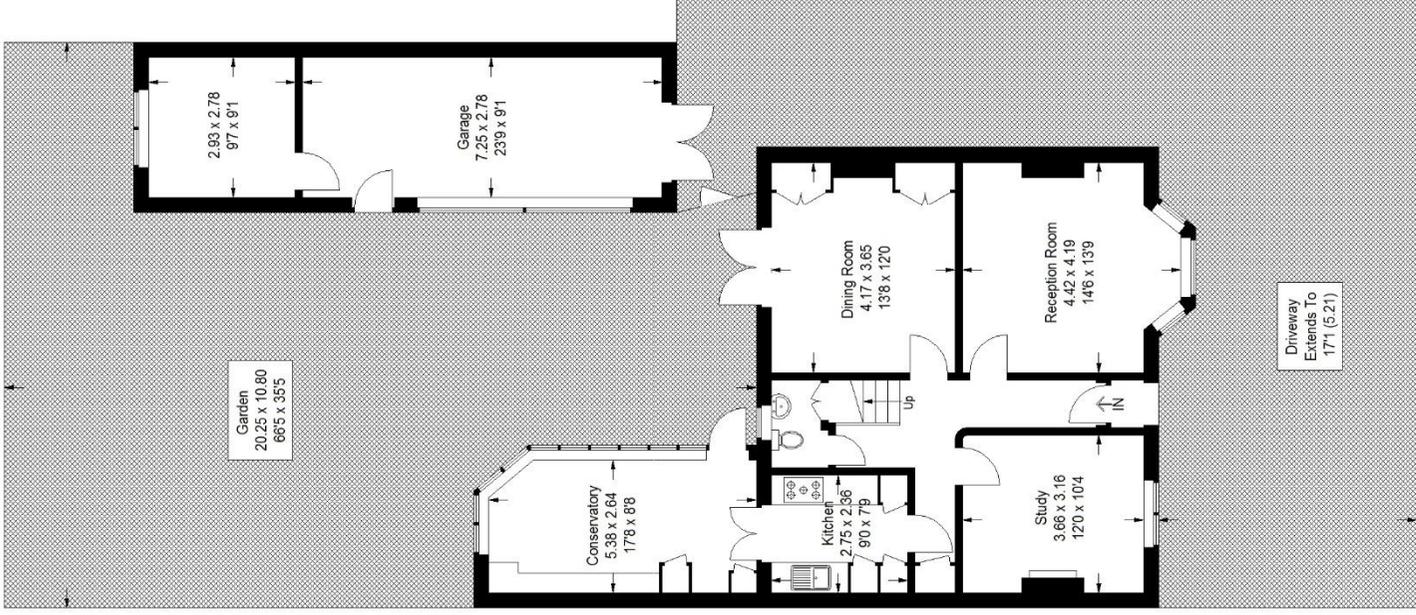
Ground Floor = 80.2 sq m / 863 sq ft

First Floor = 67.1 sq m / 722 sq ft

Second Floor = 36.4 sq m / 392 sq ft

Garage = 29.5 sq m / 318 sq ft

Total = 213.2 sq m / 2295 sq ft



## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52   E	
21-38	F		
1-20	G		

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