



William Booth Road SE20  
£400,000

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# In general

- No onward chain
- Freehold house
- Two double bedrooms
- Garden room / home office
- Quiet location
- Convenient for transport links
- Residents parking

# In detail

A modern two double bedroom freehold house forming part of a popular quiet cul de sac and available for sale with no onward chain.

The accommodation is arranged over two levels and could be an ideal opportunity for those seeking to put their own stamp on a property.

Highlights include a separate kitchen, a 16ft 4 reception room, residents parking, attic storage space, and double glazing throughout.

Externally there is a separate garden room / home office and a neat low maintenance garden with a southerly aspect and rear access.

William Booth Road works well for access to Penge East / West and Crystal Palace rail links, also amenities on Anerley Parade and Crystal Palace Park.

EPC: C | Council Tax Band: D





# Floorplan

## William Booth Road, SE20

Approximate Gross Internal Area (Excluding Garden Room)

Ground Floor = 30.7 sq m / 330 sq ft

First Floor = 30.4 sq m / 327 sq ft

Total = 61.1 sq m / 657 sq ft



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

70 | C

80 | B

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