

William Booth Road SE20 £400,000 0208 702 9333 pedderproperty.com











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

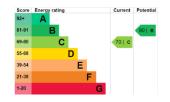
William Booth Road, SE20

Approximate Gross Internal Area (Excluding Garden Room) Ground Floor = 30.7 sq m / 330 sq ftFirst Floor = 30.4 sq m / 327 sq ftTotal = 61.1 sq m / 657 sq ft



Copyright www.pedderproperty.com © 2022

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



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.