



Harders Road, SE15  
Guide Price £700,000-£750,000

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# In general

- Mid-terrace house
- Off street parking
- Quiet road
- 926 Sq Ft
- Private garden
- Chain free
- Close to childs play park
- Ideal for families

# In detail

A spacious three bedroom family home with private garden and off street parking close to Peckham Rye.

Originally built in the 1980's, this family home situated on a quiet residential street just moments from Peckham Rye.

Measuring 926sq ft. of living space and comprising; a kitchen diner at the front of the property with a cosy family living room at the rear leading out to the garden. There is also an abundance of storage room and utility room.

Upstairs there are two double bedrooms, third additional bedroom/home office and a large family shower room and loft storage accessible from the landing. The property boasts south-easterly facing rear garden. Harders Road is located by green space such as Cossall Park. Close by Peckham Rye & Nunhead high street provides amenities such as local independent shops, bars and restaurants.

Located close by to Peckham Rye, Queens Road Peckham & Nunhead station with provides regular connections to Blackfriars, City Thameslink, Farringdon, St. Pancras, Victoria. Peckham Rye with connections to London Bridge and Overground Services to East London. Call the Peckham Sales Team to Arrange a viewing today.

EPC: C | Council Tax Band: D



# Floorplan

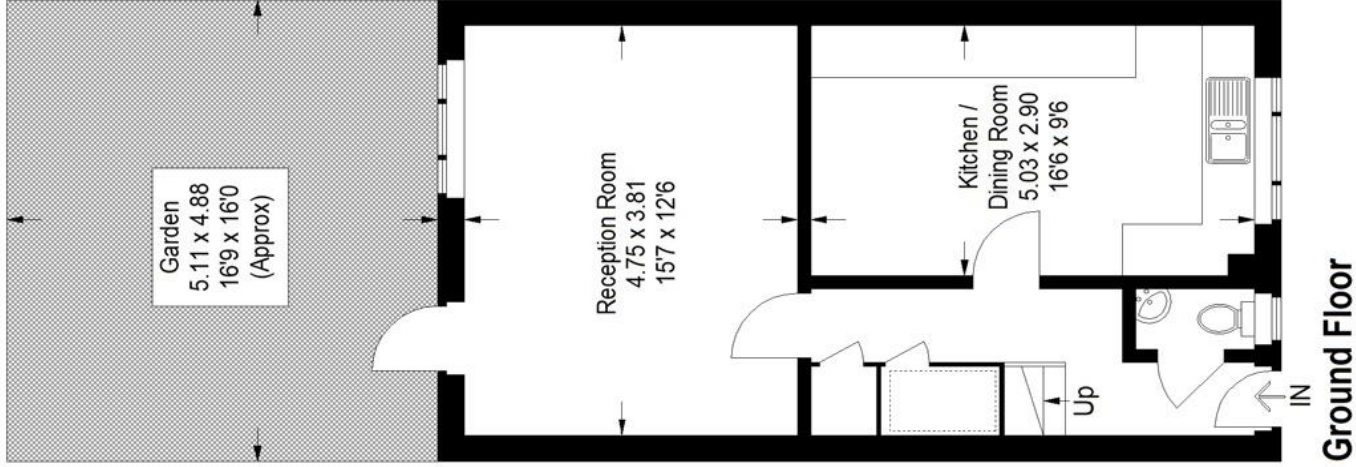
## Harders Road, SE15

Approximate Gross Internal Area

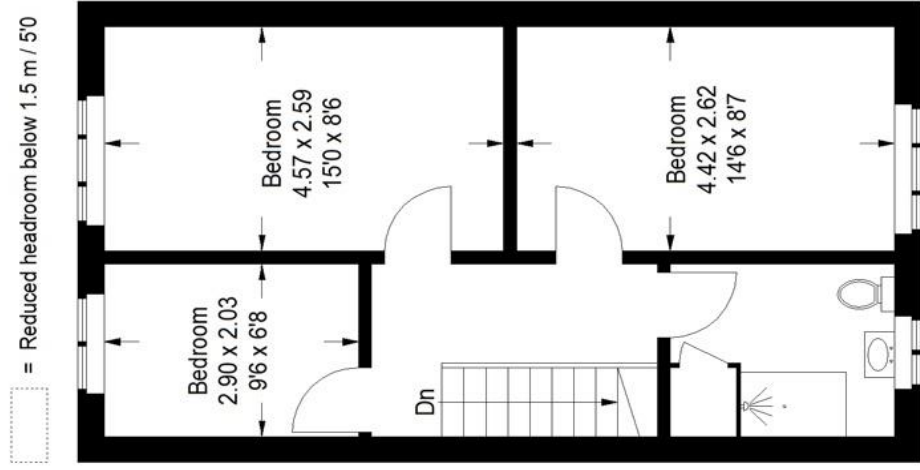
Ground Floor = 43.1 sq m / 464 sq ft

First Floor = 42.8 sq m / 461 sq ft

Total = 85.9 sq m / 925 sq ft



Ground Floor



First Floor

 = Reduced headroom below 1.5 m / 5'0"

Score	Energy rating	Current	Potential
92+	A		89 B
81-91	B		
69-80	C		
55-68	D	72 C	
39-54	E		
21-38	F		
1-20	G		

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