

# Tatnell Road, London, SE23 1JX

OIEO: £745,000

**Bryan & Keegan**  
ESTATE AGENTS

- Three Bedrooms
- South Facing Rear Garden
- Two Reception Rooms
- Chain Free





### **Offers Between £745,000-£800,000**

A fantastic opportunity to acquire this attractive mid terraced home which is located on a popular road between Honor Oak & Crofton Park.

The property measures in excess of 900 square feet and has scope for future extension, as many others on the road have done already. It also has the added advantage of no onward chain.

Key features include a modern kitchen, two spacious reception rooms, gas central heating, three bedrooms, a fully tiled bathroom, a separate WC, ample storage, and a south facing rear garden measuring approximately 35ft.

Tatnell Road is conveniently placed for the amenities of both Crofton Park & Honor Oak and includes coffee shops, bars, restaurants and supermarkets.

Honor Oak station offers fast and frequent trains into central London via the overground, while Crofton Park runs on the City Thameslink service.

Good schools nearby include Stillness Primary and Beecroft Garden.



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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.