

Rockells Place, SE22

Offers in excess of: £700,000

Bryan & Keegan
ESTATE AGENTS

- Chain free
- Potential to improve
- Sought after location
- Three double bedrooms
- Family bathroom
- Potential to extend (STPP)





A fantastic opportunity to purchase this chain free, three-bed post war terraced house located on a popular road in East Dulwich.

The property is in need of internal refurbishment but benefits from recently installed double glazing and gas central heating. Boasting a large private rear garden, the house would offer an ideal opportunity for a buyer to create an idyllic family home in a highly desirable location. The property offers internal accommodation that measures in excess of 930 square feet and has the potential to extend and add value as many others on the road have done. (subject to the necessary planning consents).

Key features include three double bedrooms, a family bathroom, a spacious reception room leading out to the large rear garden which backs onto Camberwell Old Cemetery.

A popular high street is right on your doorstep and includes a great selection of amenities including restaurants, coffee shops, supermarkets, and pubs.



Brockley, 360 Brockley Road, Brockley,
London, SE4 2BY

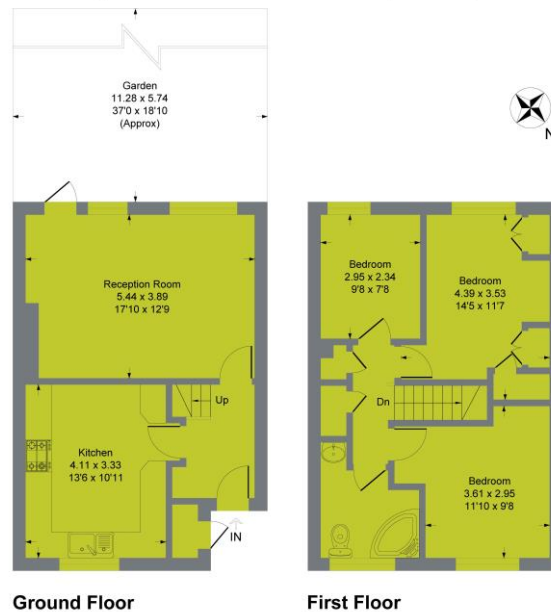
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Approximate Gross Internal Area 86.7 sq m / 933 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

Bryan & Keegan

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.