

MUNDAY'S

Edric Road, New Cross

£950,000



Double-fronted end of terrace Victorian house with three double bedrooms, three reception rooms, a huge (windowed) cellar, a low-maintenance part-walled garden, and gated side access. Chain free.

It measures in at 1291 square feet, excluding the generous basement and loft spaces.

The handsome house - owned and enjoyed for 17 years by the current owners - sits at the westerly end of a favoured residential street within Hatcham Conservation Area, close to Haberdashers' Hatcham Primary School (you are also within easy walking distance of the Haberdashers' Secondary).

Car parking is unrestricted on Avonley Road and Edric Road, and a large bike hangar has recently been installed just along the street.

Your local stations are New Cross Gate and Queens Road Peckham. Both are a 12 minute walk, Zone 2, and on the Overground network. Bus travel is easy from here too.

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Basement = 514 sq ft

Ground Floor = 658 sq ft

First Floor = 633 sq ft

Approximate Gross Internal Area
 BASEMENT = 514 sq ft / 47.75 sq m
 GROUND FLOOR = 658 sq ft / 61.13 sq m
 FIRST FLOOR = 633 sq ft / 58.81 sq m
 Total excluding basement = 1291 sq ft / 120 sq m



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. (D357405)