

Edric Road, New Cross

£950,000



Delightful double-fronted and semi-detached Victorian house with three double bedrooms, three receptions, a huge cellar, a low-maintenance part-walled garden, and (gated) side access. Chain free.

The handsome home (owned for 18 years by the current owners) sits at the westerly end of a favoured residential street within Hatcham Conservation Area, close to Hatcham Primary School (a feeder school to the Haberdashers' Secondary - a 12 minute walk away).

Your local stations are New Cross Gate and Queens Road Peckham. Both are a 12 minute walk, Zone 2, and on the Overground network as well as offering regular rail services. Bus travel is easy from here too. Car parking is unrestricted on both Edric Road and Avonley Road.



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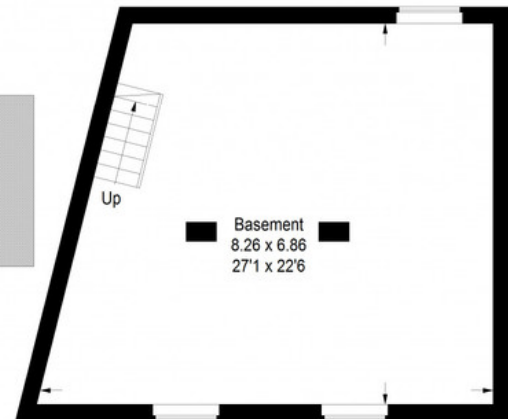
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## Edric Road, SE14

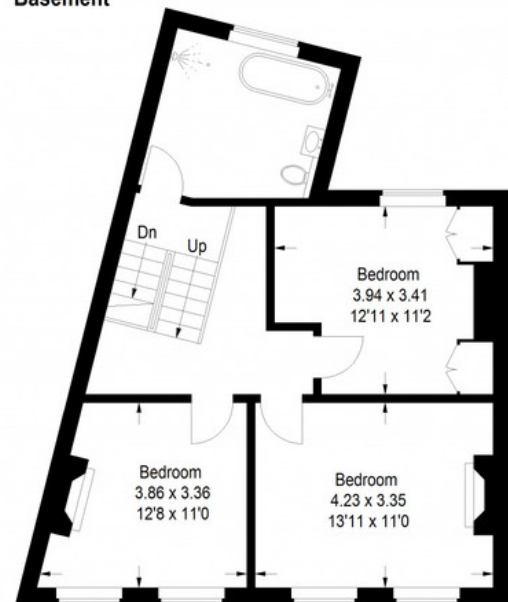
Approximate Gross Internal Area  
(Excluding Outside WC)  
167.7 sq m / 1805 sq ft



**Ground Floor**



**Basement**



**First Floor**

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. (ID1138279)