

MUNDAY'S

Edric Road, New Cross

£899,950



Delightful three bedroom Victorian terrace with a huge basement (fab for storage) and a mature and sunny south-facing garden. Pleasingly, your new home has been carefully-maintained throughout its current ownership, and you have double-glazed windows throughout. You will note you are close to good schools and travel links. Chain free.

Find your new home on a quiet and tree-lined residential street in New Cross's desirable Hatcham Conservation Area, just a couple of minutes from Hatcham Primary School (3-11), and 10-12 minutes from both New Cross Gate and Queens Road Peckham stations (Fare Zone 2 and on the London Overground network).

Car parking is currently unrestricted on Edric Road and surrounding ones, and a large bike hangar has recently been installed mid-way down the street.

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Approximate Gross Internal Area
 BASEMENT = 344 sq ft / 31.96 sq m
 GROUND FLOOR = 580 sq ft / 53.88 sq m
 FIRST FLOOR = 568 sq ft / 52.77 sq m
 Total = 1148 sq ft / 106.65 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. (ID357409)