

## 4 Bed Semi-Detached In Fairfield Grove , London, SE7 8TY

£770,000





## SHORT DESCRIPTION

Property Ref: 15307 Welcome to Fairfield Grove, SE7 — a beautifully presented and fully renovated 4-bedroom family home set on a quiet residential street in Charlton. Designed for modern living, this spacious property offers a newly fitted open-plan kitchen and dining space, two family bathrooms, generous garden areas, and easy access to top schools, parks, and fast London transport. The ground floor includes a bright living room, a modern family bathroom, and a brand-new open-plan kitchen-diner with integrated appliances, generous storage, and direct access to a sunny wraparound garden — perfect for entertaining or family life. Upstairs offers four well-sized bedrooms and a second bathroom. A fixed staircase leads to a loft area with a door and built-in storage, currently used as a walk-in wardrobe and utility space. The loft provides future conversion potential (subject to planning permission). The home has been extensively renovated, including a new roof, renovated electrics, a larger hot water cylinder (capable of running two showers simultaneously), and a brand-new gated driveway. The exterior has also been enhanced with new fencing for privacy and security. Property Type: Semi-detached Full selling price: £770000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: D EPC rating: D Measurement: 1270.141 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Driveway, Gated, Permit, Private, Off street Heating Type: Double Glazing, Gas Central Heating,Electric Heating Possession of the property: Self-occupied -----

4

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Approximate Gross Internal Area  
 Ground Floor = 55.2 sq m / 594 sq ft  
 First Floor = 55.6 sq m / 598 sq ft  
 Second Floor = 30.2 sq m / 325 sq ft  
 Total = 141 sq m / 1517 sq ft  
 (Including Eaves)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
 All measurements are a maximum and include wardrobes and bay windows where applicable.

|                  |                     |
|------------------|---------------------|
| Property type    | Semi-detached house |
| Total floor area | 118 square metres   |

### Rules on letting this property

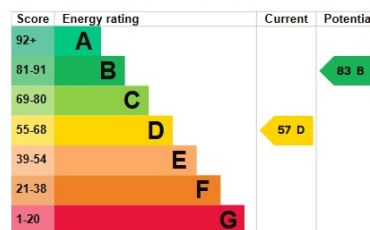
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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