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2 Bed End Of Terrace In Howerd Way , London, SE18 4PY

£450,000











SHORT DESCRIPTION

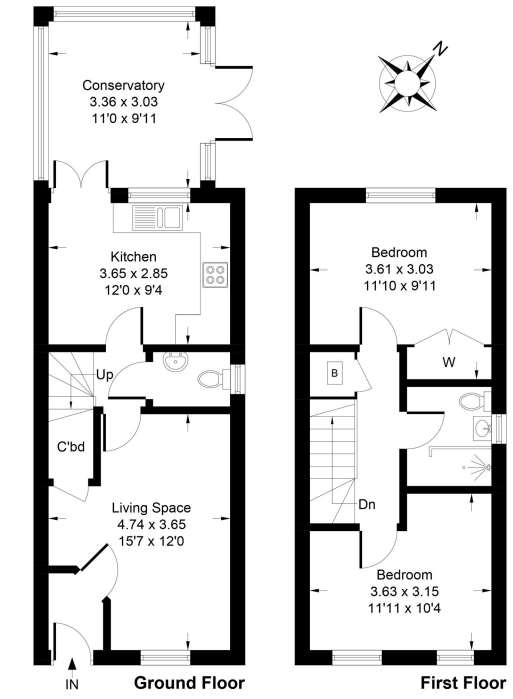
Property Ref: 17683 TWO BEDROOM END TERRACE HOUSE... CONSERVATORY... GROUND FLOOR WC... PRIVATE REAR GARDEN... POPULAR BROOK VILLAGE DEVELOPMENT... EPC RATING C... Located within the highly sought-after Brook Village development, this well-presented two-bedroom end terrace house offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, young families and investors alike. The property benefits from a bright and spacious living room, fitted kitchen, conservatory providing additional living and dining space, and a convenient ground floor WC. To the first floor are two generous double bedrooms and a family bathroom. The conservatory offers excellent flexibility and can be used as a dining room, home office, playroom or additional family living space, with direct access to the private rear garden. The property further benefits from gas central heating, double glazing throughout and an EPC Rating C. Brook Village is a popular residential development ideally positioned for access to a wide range of amenities. Queen Elizabeth Hospital is within walking distance, while Greenwich Park is only a short drive away. Excellent transport connections are available via Woolwich Arsenal, Abbey Wood and the Elizabeth Line, providing convenient access to Canary Wharf, the City and Central London. A further benefit is that the property previously obtained planning permission for a loft conversion. Whilst the permission has now expired, the vendor is able to provide the original architectural drawings, planning documentation and supporting information to assist prospective purchasers who may wish to explore a future application, subject to the necessary consents. Accommodation comprises: **Entrance Hall** **Living Room** Bright and spacious reception room with ample space for both seating and entertainment furniture. **Kitchen** Fitted kitchen with a range of wall and base units and access to the conservatory. **Conservatory** A versatile additional reception area overlooking the garden, ideal for dining, relaxing or working from home. **Ground Floor WC** Comprising low-level WC and wash hand basin. **First Floor Landing** Providing access to all first-floor accommodation. **Bedroom One** Generous double bedroom with space for wardrobes and additional furniture. **Bedroom Two** Well-proportioned double bedroom. **Family Bathroom** Comprising bath with shower, wash hand basin and WC. **Outside** To the rear is a private enclosed garden offering excellent outdoor space for entertaining, gardening and family use. The property occupies an attractive end-terrace position within this established residential development. Early viewing is highly recommended. Property Type: End of Terrace Full selling price: £450000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: C Measurement:785.765 sq.ft. Outside Space: Rear Garden Parking: Driveway, Permit, Private, On street Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Tenanted ----------

2	1	1
Bed Room(s)	**Bath Room(s)**	**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 = 76.83 sq m / 827 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

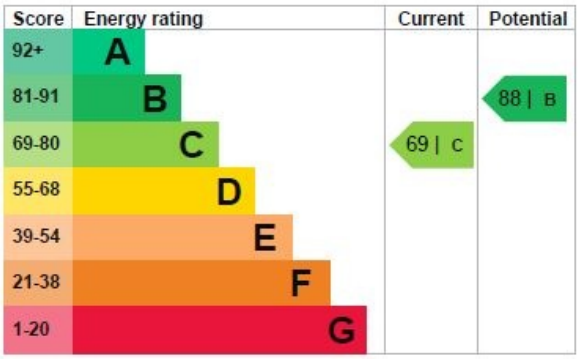
EPC GRAPH

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

Energy efficiency rating for this property

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

See how to improve this property's energy performance.



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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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