

# Jukes & Co

Estate Agents



## Marlow Road

, London, SE20 7XR

£1,400 Per Calendar Month



TWO DOUBLE BEDROOMS, 80FT PRIVATE GARDEN. This lovely Edwardian conversion featuring high ceilings, modern décor throughout, wood flooring, modern fitted kitchen and newly refurbished bathroom. The property has an 18ft living room with feature fire place and a wood burner with French doors leading out to the decking and garden. The property is offered to the market with furnishings and white goods. Located in a popular tree lined road within walking distance to both Birkbeck & Anerley stations.



### Living room 18'2" x 13'5" max (5.56m x 4.09m max )

Large living room with high ceilings, log burner, sofa, dining table & chairs, double doors to large private garden,

### Bedroom 1 17'5" x 13'5" (5.31 x 4.10)

Large bedroom, high ceilings, large bay window, two large double wardrobes, chest of drawers, super king sized bed.

### Bedroom 2 14'1" x 10'0" (4.30 x 3.05)

High ceilings, built in wardrobe, double bed. double glazed window,

### Kitchen 7'11" x 7'5" max (2.43 x 2.28m max )

Modern fitted kitchen, comprise range of white wall & base units, wood work tops, 4 ring gas hob, electric oven, washing machine, fridge freezer, double glazed window.

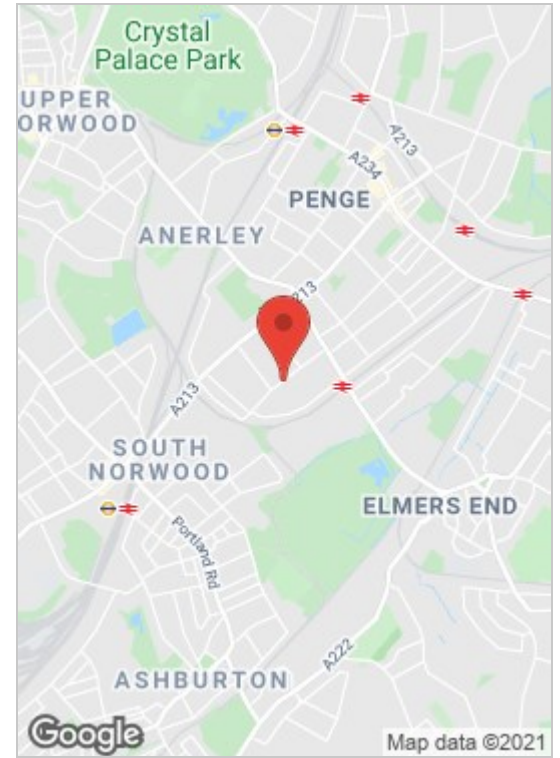
### Bathroom 5'6" x 6'5" (1.68 x 1.98)

Modern fitted bathroom comprising, white panel bath with shower over, white metro style tiled walls, white wash hand basin with mixer tap, white low flush W/C, white mirrored wall cabinet.

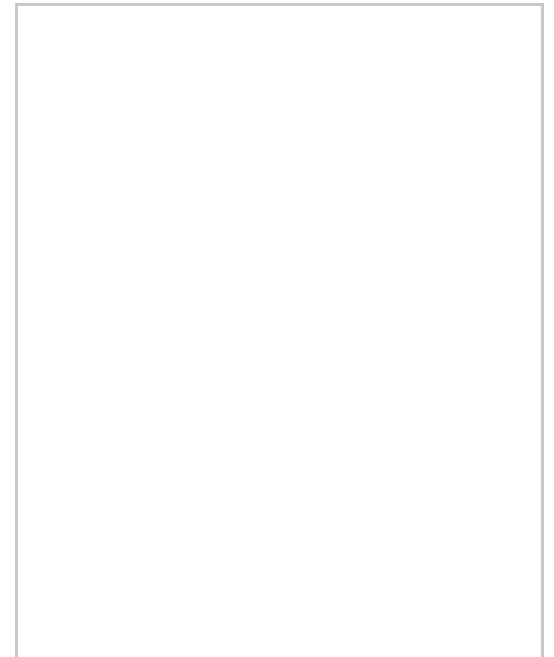
### Private Garden

the Garden is a real feature of the property, comprising of laid to lawn decking area, side access, storage shed,

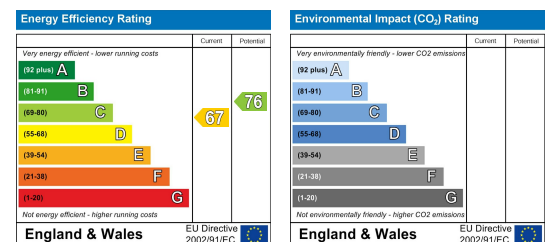
### Area Map



### Floor Plan



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Sales and Lettings

76 High Street, South Norwood, London SE25 6EB

T: 020 8653 9393 · F: 020 8771 5551 · E: sales@jukesestateagents.com · E: lettings@jukesestateagents.com

W: jukesestateagents.com