



## 15 Elmers End Road, London, SE20 7ST

### Guide price £1,920,000

Welcome to this exceptional six-bedroom family home, a true gem arranged over three inviting levels, boasting abundant living space and a location that effortlessly combines convenience.

Nestled in a prime location, this remarkable residence stands within walking distance of various transportation options, making commuting a breeze. Additionally, the area offers an array of educational opportunities, and you'll find local green spaces nearby, perfect for strolls and outdoor activities.

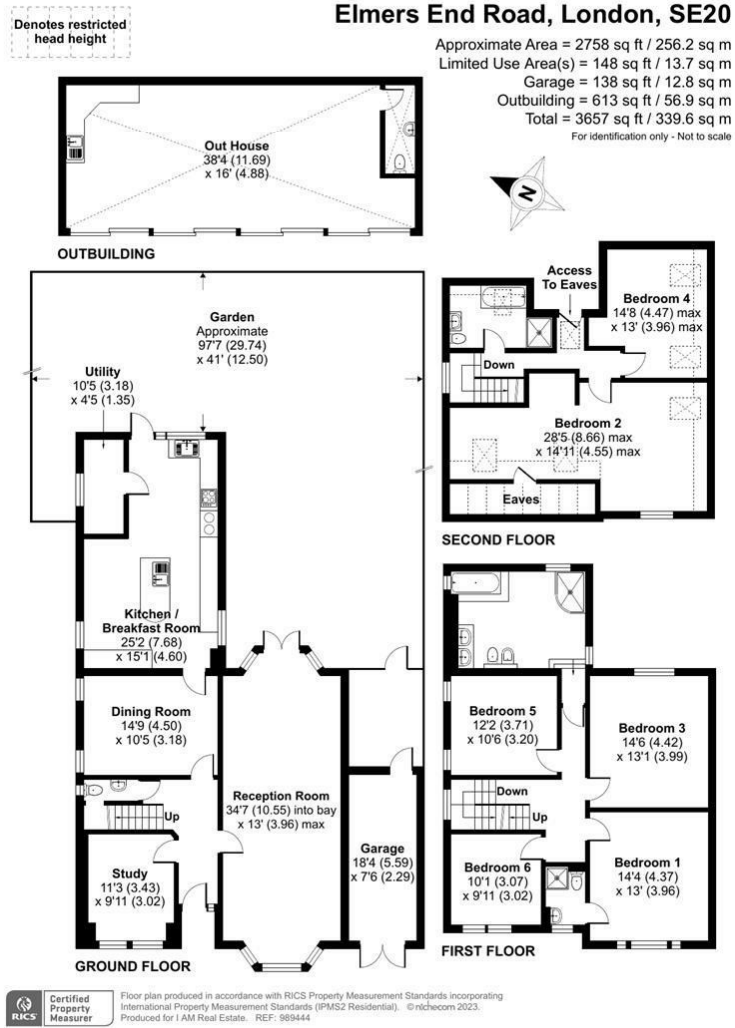
Stepping through the front door, you'll be greeted by a warm and inviting entrance that sets the tone for what lies ahead. To the right, an expansive lounge awaits, bathed in natural light from bay windows at both the front and rear of the property. To the left of the entrance, a convenient study or office space is ready to accommodate your work or study needs.

Continuing through the property, you'll discover a well-placed downstairs toilet for added convenience. Further exploration reveals another inviting lounge area that seamlessly flows into the spacious kitchen and dining zone. Beyond the kitchen, a generous garden awaits, complete with a charming summer house featuring a built-in pizza oven, perfect for entertaining family and friends.

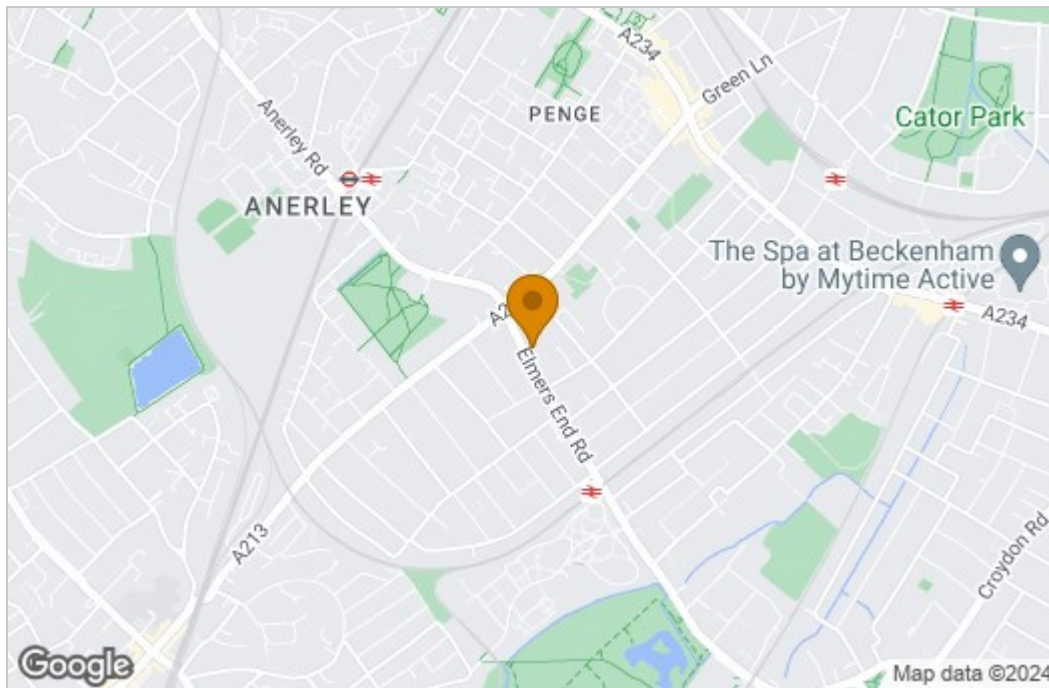
Venturing to the first floor, you'll find four generously sized double bedrooms, along with a large family bathroom that includes a beautiful step-up bath. The main bedroom on this level is accompanied by an en-suite



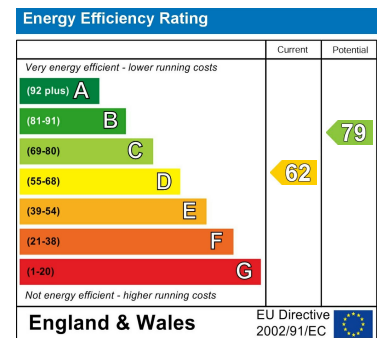
# Floor Plan



# Area Map



# Energy Efficiency Graph



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