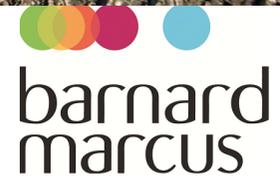




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Mcleod Road, London SE2 0BW

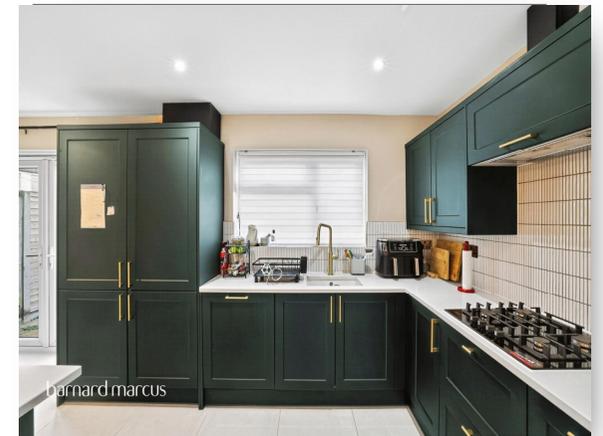


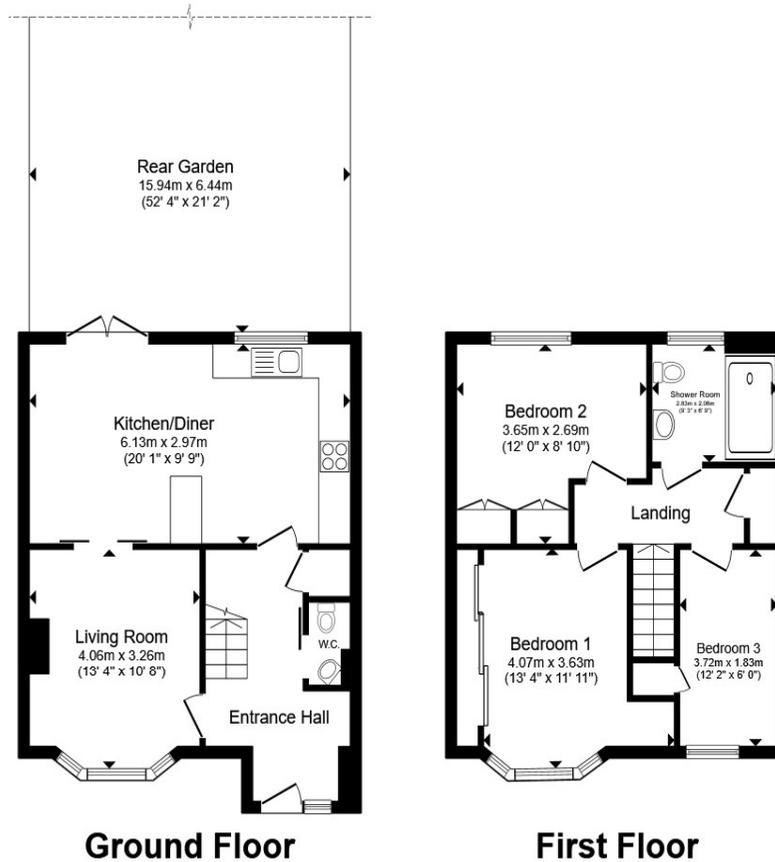
welcome to

McLeod Road, London

****THREE BEDROOM MID-TERRACED FAMILY HOME****

This home briefly comprises of a paved & gravelled front garden, extended front porch, entrance hall, ground floor WC, OPEN-PLAN KITCHEN-DINER, cosy LIVING ROOM, private REAR GARDEN, THREE GENEROUSLY SIZED BEDROOMS and NEW BATHROOM.





Total floor area 90.3 m² (972 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Front Garden

Entrance Hall

Cloakroom/WC

Living Room

13' 4" x 10' 8" (4.06m x 3.25m)

Kitchen/Diner

20' 1" x 9' 9" (6.12m x 2.97m)

Bedroom One

13' 4" x 11' 11" (4.06m x 3.63m)

Bedroom Two

12' x 8' 10" (3.66m x 2.69m)

Bedroom Three

12' 2" x 6' (3.71m x 1.83m)

Shower Room

Rear Garden

52' 4" x 21' 2" (15.95m x 6.45m)

Key Features

- 0.6 Miles to Abbey Wood Station (*15 minutes walk)
- Outstanding Ofsted rated School: Alexander McLeod Primary (0.2 miles)
- Bostall Gardens (Refurbished Roger Federer Tennis Courts/ 0.1 miles)
- Water Softener (*Installed in 2025)
- New Open-Plan Kitchen (*Installed in 2025)
- New Boiler & copper piping (*Installed in 2025)
- Fully Plumbed ground floor Toilet (*Installed in 2025)
- Vanity Area in Master Bedroom
- New Family Bathroom/Shower Room (*Installed in 2025)
- Front Porch Extension & Repositioning (*Installed in 2025)
- New Garden Fence Panels (*Installed in 2026)
- Fully Insulated Loft Space (*Installed in 2024)

welcome to

McLeod Road, London

- MID-TERRACED FAMILY HOME
- THREE DOUBLE BEDROOMS
- PRIVATE FRONT & REAR GARDENS / NEWLY PAVED & GRAVELLED
- RECENTLY RENOVATED THROUGHOUT
- OPEN-PLAN KITCHEN-DINER / POCKET DOORS LEADING INTO A COSY LIVING ROOM

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£550,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM103692



Property Ref:
PKM103692 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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