

Heron Hill, Upper Belvedere

2 bed(s) 2 bath(s) 2 reception(s)

**Beaumont
Gibbs**
beaumontgibbs.com
134 - 136 Plumstead Common Road



Plumstead

London

SE18 2UL

Offers in the region of £340,000 Freehold





Perfectly situated for "Nuxley Village" can be found this two double bedroom detached house for sale, This beautiful and impeccably presented family home boasts many quality's including a spacious reception room to the front, modern fitted kitchen/diner to rear with separate utility area and downstairs cloakroom. To the first floor can be found two double bedrooms and family bathroom incorporating a walk in shower and a white three piece suite. To the rear can be found a lovely garden boasting paved and laid to lawn areas and outbuilding with rear access. We at Beaumont Gibbs are pleased to be the vendor's sole agents and recommend viewing at your earliest convenience.

Room Measurements

Lounge 12'4 x 11'1 (3.76m x 3.36m)

Kitchen/Diner 20'3 x 12'3 narrowing to 7'6 (6.17m x 3.73m narrowing to 2.29m)

Bedroom One 12'3 x 11'1 (3.73m x 3.38m)

Bedroom Two 11' x 9'2 (3.35m x 2.79m)

Bathroom 8'9 x 7'6 (2.67 x 2.29m)

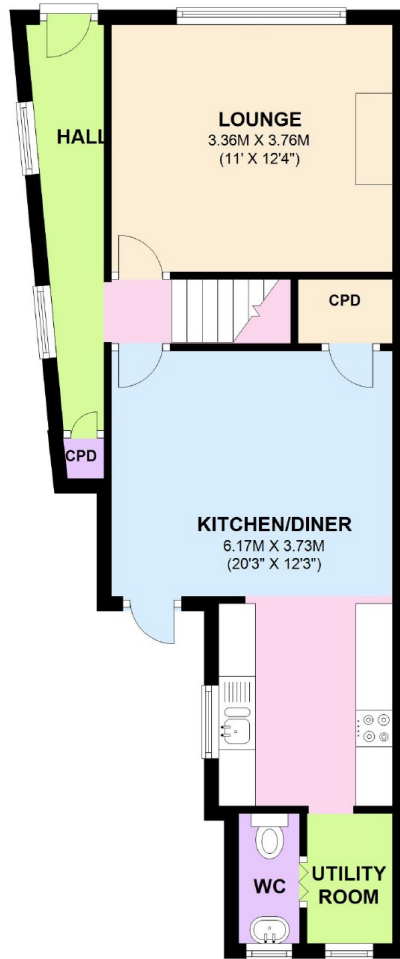
Council Tax

London Borough of Bexley - Band D - £1,588.04 per annum.



GROUND FLOOR

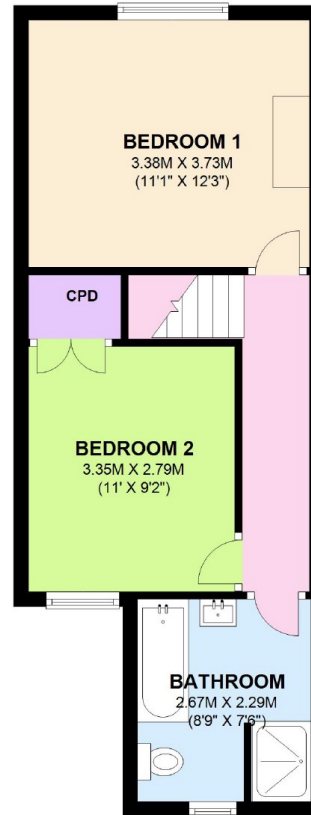
APPROX. 45.5 SQ. METRES (489.5 SQ. FEET)



TOTAL AREA: APPROX. 81.3 SQ. METRES (875.5 SQ. FEET)

FIRST FLOOR

APPROX. 35.9 SQ. METRES (386.0 SQ. FEET)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
			83
		55	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02-100) A			
(01-01) B			
(00-00) C			
(00-00) D			
(00-00) E			
(00-00) F			
(00-00) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			
			80
		48	

It is not known whether the fixtures and the fittings to be included in the disposal of this property are operational and effective, as the agents have not tested them. Measurements have been taken using a 'Disto life' laser measure. Floor plans (where applicable) should only be used as a rough guide. The accuracy of the floor plans and measurements as well as the content of the property details CANNOT be relied upon.

020 8319 7600

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