

STANFORD

— ESTATES —

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1 bedroom

Guide price £250,000

Hazelbank Road,

Read all about it...

This spacious one bedroom split level flat in a Corbett style conversion located on Hazelbank Road. The flat is an ideal purchase for a first-time buyer looking to get on the property ladder or a buy to let investor. Boasting a bright and airy 21'3" x 10'5" Lounge/Kitchen with double doors flowing onto a private, low maintenance garden.

The property has been in a good decorative condition and perfect for somebody to just turn the key and move straight into. Located close to local amenities and brilliant transport into London from Hither Green, Grove Park & Catford.

Viewing is highly recommended.

Approx floor area: 570.10 sq ft

- Spacious One Bed Flat
- Private garden
- Open Plan Kitchen/Lounge
- Split Level
- Corbett Estate
- Chain Free

To arrange a viewing please call us on: **020 8690 3656**



GROUND FLOOR

Entrance Hall

Pendant light, storage cupboard, laminate flooring

Kitchen/Living Room

10'5" x 21'3"

Pendant light, spotlights, double doors to garden, double glazed window to rear, 2 radiators, laminate flooring throughout.

Kitchen area: Matching wall and base units, laminate work top, stainless steel sink with drainer, oven, gas hob with extractor, space for washing machine and fridge freezer.

FIRST FLOOR

Landing

Pendant light, fitted carpet.

Bedroom

8'9" x 13'11"

Pendant light, double glazed window to rear, radiator, fitted carpet.

Bathroom

5'8" x 7'

White 3 piece suite, bath, basin and toilet. Spotlights, double glazed window to rear, tiled walls, heated towel radiator, tiled flooring.

Garden

Small private garden, part gravel part lawn

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 75 |
| (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 | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

Ground Floor
Approx. 29.7 sq. metres (319.6 sq. feet)



First Floor
Approx. 23.3 sq. metres (250.5 sq. feet)



Total area: approx. 53.0 sq. metres (570.1 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of marketing.
Plan produced using PlanUp.



Viewer notes...



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