

Genesta Road, Shooters Hill

5 bed(s) 2 bath(s) 1 reception(s)

**Beaumont
Gibbs**
beaumontgibbs.com

134 - 136 Plumstead Common Road



Plumstead

London

SE18 2UL

£599,995 Freehold





* SEE VIDEO WALKTHROUGH TOUR * EXTENDED FIVE BEDROOM MID TERRACE * IN EXCELLENT DECORATIVE ORDER * SPACIOUS THROUGH LOUNGE / DINER * 18' MODERN FITTED KITCHEN DINER * OFFERED WITH NO FORWARD CHAIN * FAMILY BATHROOM * SEPARATE SHOWER ROOM * GAS CENTRAL HEATING * DOUBLE GLAZING * 52' REAR GARDEN *

As vendors sole agents, Beaumont Gibbs are offering this very spacious extended five bedroomed Victorian mid terrace house for sale. Situated in a very popular and residential road in the Shooters Hill slopes, this property comes with the benefit of being offered chain free. Presented beautifully inside, this is a lovely family home which will accommodate a growing or an already large family. Call us to arrange your viewing.

Room Measurements

Through Lounge 26'2 x 12'1 (7.98m x 3.68m)

Kitchen / Diner 18'6 x 9'10 (5.64m x 3.00m)

First Floor Level:

Bedroom Two 15'7 x 10'4 (4.75m x 3.15m)

Bedroom Three 12'7 x 10'2 (3.84m x 3.10m)

Bedroom Four 11'9 x 9'2 (3.58m x 2.79m)

Family Bathroom 6'4 x 6'2 (1.93m x 1.88m)

Second Floor Level:

Bedroom One 16'4 x 11'1 (4.98m x 3.38m)

Bedroom five / Study 8'8 x 6'3 (2.64m x 1.91m)

Shower room 6' x 4'7 (1.83m x 1.40m)

Rear Garden 52' (15.85m)

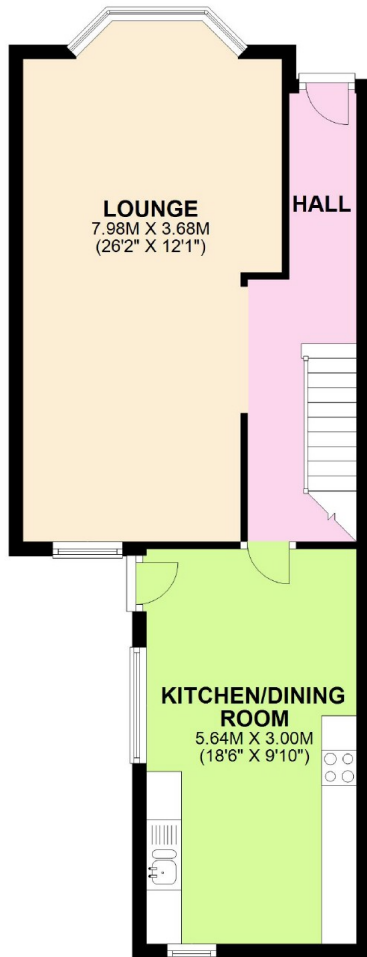
Council Tax

Royal Borough of Greenwich - Band D - £1,547.75 per annum.



GROUND FLOOR

APPROX. 49.9 SQ. METRES (537.2 SQ. FEET)



FIRST FLOOR

APPROX. 49.2 SQ. METRES (530.0 SQ. FEET)



SECOND FLOOR

APPROX. 34.8 SQ. METRES (374.8 SQ. FEET)



TOTAL AREA: APPROX. 134.0 SQ. METRES (1441.9 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 | |
| | | 68 | 81 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (2-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |
| | | 61 | 76 |

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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