



Sandycroft, London, SE2 0XY

 4  2  2

Price: Guide Price £700,000

## Summary

Guide Price £700,000 - £750,000 'More than meets the eye' is certainly a phrase to be coined with this well presented, four bedroom, two bathroom home, nestled within a quiet cul-de-sac in Abbey Wood. Having been extended into the loft, this family home is certainly on the larger side, by contrast to its neighbours. If that wasn't enough, the property also benefits from an exceptional annexe which would certainly suit modern families - either those looking to enjoy multiple generations within the same family home, or those needing the additional space at home as an office potentially, there are many opportunities to really make this space your own. With rear access to the property and fob-controlled gates, there is space to park two to three cars, though the road to front is unrestricted and generally occupied by residents. We highly recommend viewing to appreciate everything on offer!

## Features

- Four Bedroom House
- Detached Annexe
- Over 1,600 Sqft
- Parking to Rear
- Two Bathrooms
- Downstairs WC
- Accessible to Crossrail







## Sandycroft

Approximate Gross Internal Area

- Out House = 69.4 sq m / 747 sq ft
- Ground Floor = 48.2 sq m / 519 sq ft
- First Floor = 32.8 sq m / 353 sq ft
- Second Floor = 23.8 sq m / 256 sq ft
- Garage = 17.4 sq m / 186 sq ft
- Total = 191.7 sq m / 2064 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



### Energy performance certificate (EPC)

Property address Sandycroft SE2 0XY	Energy rating <b>D</b>	Valid until 30 September 2032
Certificate number 1000-7098-2122-8125-1123		

Property type  
end-terrace House

Total floor area  
152 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
\*You can read guidance for landlords on the regulations and exemptions / <http://www.gov.uk/guidance/landlords-owning-a-rental-property>

#### Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furniture. Please note that appliances & services have not been tested. These particulars are issued on the express understanding that all negotiations are conducted through Anthony James Residential. They do not form part of a contract and are for general guidance only. We would strongly recommend that the information which we provide about the property is verified by yourselves on inspection and also by your solicitor before legal commitment to purchase. Photos and images are subject to copyright law.

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