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## Edric Road, London, SE14 5EL

A recently refurbished and very generous three bedroom Victorian house with an impressive side extension, situated in the heart of the exclusive Hatcham Park Conservation Area.

Downstairs are a spacious bespoke open plan kitchen complete with skylight and plenty of space to entertain, an impressive garden, an additional living room, separate dining room, and a guest bathroom.

Upstairs are a beautifully bright principal bedroom with sash windows, an equally spacious double bedroom featuring double height ceilings and bespoke built in wardrobe as well as great greenery views at the back, the third double bedroom with plenty of storage space, and a stylish family bathroom.

Additional storage can be found in the loft as well as in the very generous basement with significant development potential.

While overground stations for quick commute to the city are within easy reach, Edric Road enjoys a highly desirable setting within walking distance of a refined selection of independent cafés, restaurants, and welcoming local pubs.

Boutique shopping and everyday amenities are available around Deptford Market Yard and New Cross, while nearby Telegraph Hill offers beautiful green spaces and much loved Saturday Artisan Market.

- Chain Free - Recently Refurbished Victorian House
- Cleverly Designed Side Extension
- Large Private Garden
- Excellent Transport Links
- Additional Basement
- Two Living Rooms
- Hatcham Park Conservation Area
- Plenty of Storage
- Walking Distance from Independent Boutique Shops and Telegraph Hill
- Modern Kitchen with Skylight

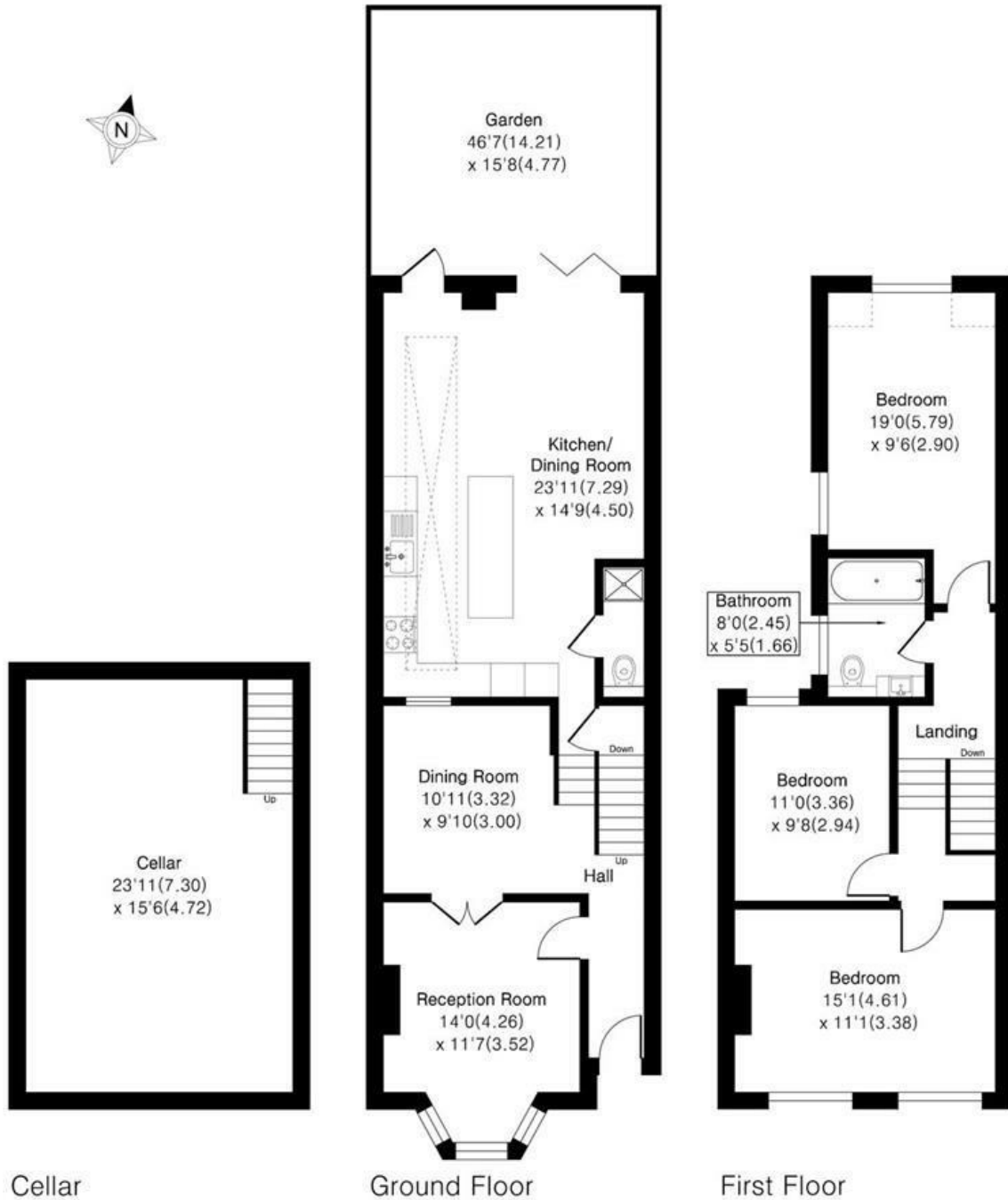
**£875,000**

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# Edric Road SE14

Approximate Area = 1650 sq ft / 153.2 sq m

For identification only - Not To Scale



Cellar

Ground Floor

First Floor



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Alex & Matteo Estate Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	