







Somerford Way, SE16 6QN

Guide Price £600,000 to £625,000

A well-kept two bedroom house in a peaceful and green residential Rotherhithe / Canada Water area. An ideal home for those seeking a serene community atmosphere without sacrificing location.
The ground floor of the property boasts a generous reception room, separate modern kitchen with space to dine and access to a conservatory, and a large private garden. The first floor features two spacious double bedrooms with built in storage, and a stylish family bathroom. The property benefits from a parking space and has planning permission for a loft conversion.
Conveniently located a short walk away from the greenery of Russia Dock Woodland as well as the River Thames. The Canada Water Masterplan along with a plethora of other local amenities such as gym, restaurants, bars and cafés are within easy reach along with excellent transport links.

Council Tax Band - D

Council tax, property size and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Spacious Two Bedroom House - Chain Free
- Generous Private Garden
- Allocated Car Parking Space
- Planning Permission for a Loft Conversion
- Close to Ofsted Outstanding Primary School
- Excellent Transport Links
- Close to Local Amenities

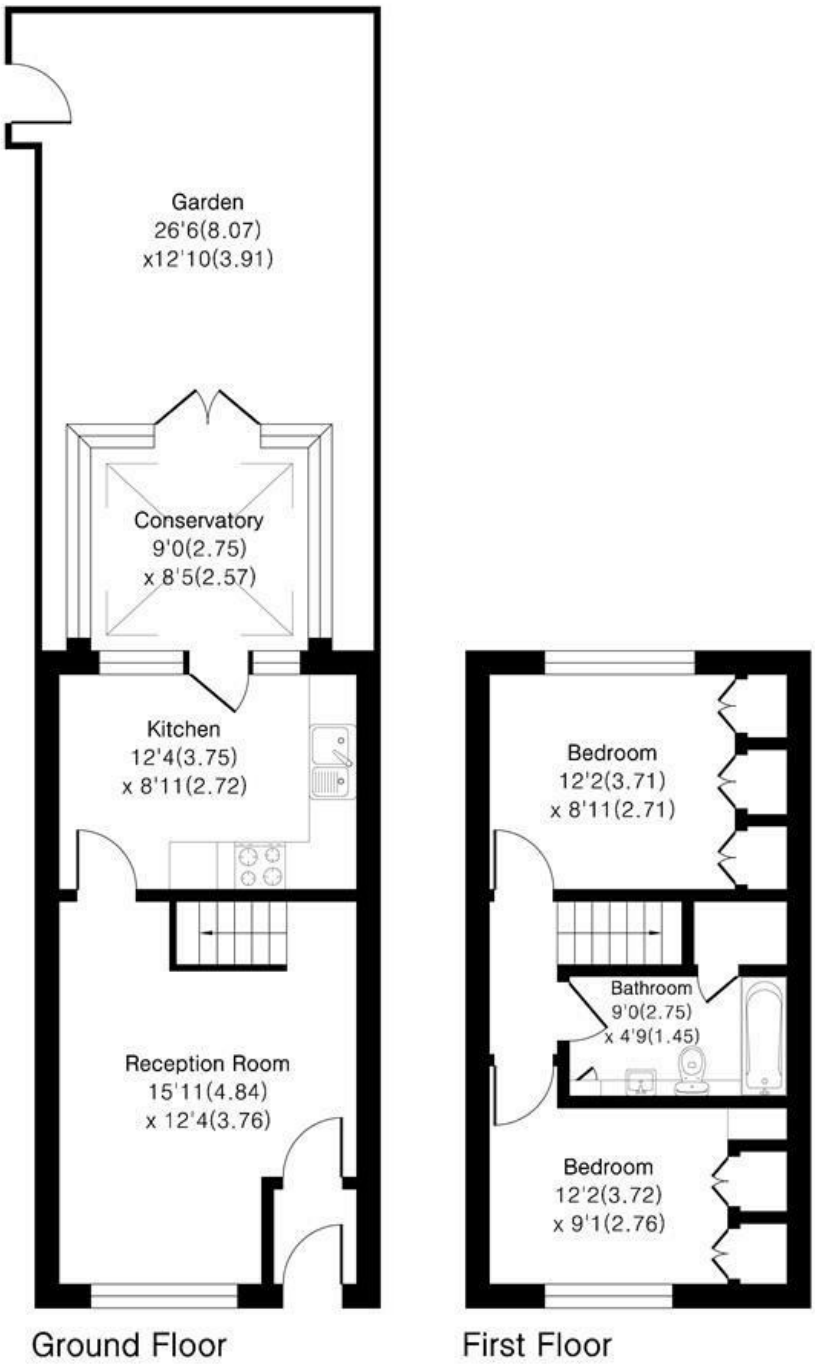
Alex & Matteo
ESTATE AGENTS

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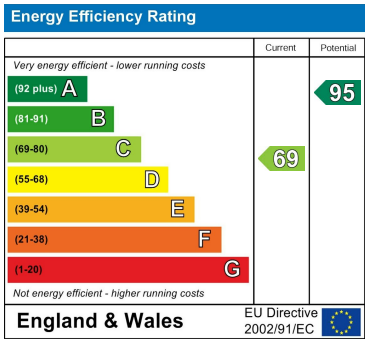
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Approximate Area = 709 sq ft / 65.9 sq m

For identification only - Not To Scale



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



104 Cocoa Studios, The Biscuit Factory Drummond Road, London, United Kingdom, SE16 4FA
T. 020 3983 1833
E. hello@alex-matteo.com