



Fishermans Drive, Canada Water, SE16 6SG

A spacious four-bedroom house, split over three levels and located only a walk away from Canada Water station and Stave Hill Ecological Park.

The property features a spacious open-plan ground floor with a modern kitchen, naturally bright reception room and a tucked away dining room completed with a skylight as well as access to the large private garden. The ground floor also benefits from a separate utility room as well as a generous front garden and driveway / car park. The first floor has three double bedrooms as well as stylish family bathroom and washroom. The top floor boasts a generous master bedroom with plenty of storage as well as a washroom.

The surrounding area boasts many local amenities such as local restaurants, cafes, supermarkets, the greenery of Russia Dock Woodland, and excellent transport links to central London. Up and coming Canada Water Masterplan is just round the corner.

Please note: this property has been virtually staged.

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 Four Bedroom House
- Freehold
- Chain Free
- Generous Private Garden
- Excellent Transport Links
- Plenty of Natural Light
- Off-Street Parking
- Close to Local Amenities

Alex & Matteo
ESTATE AGENTS

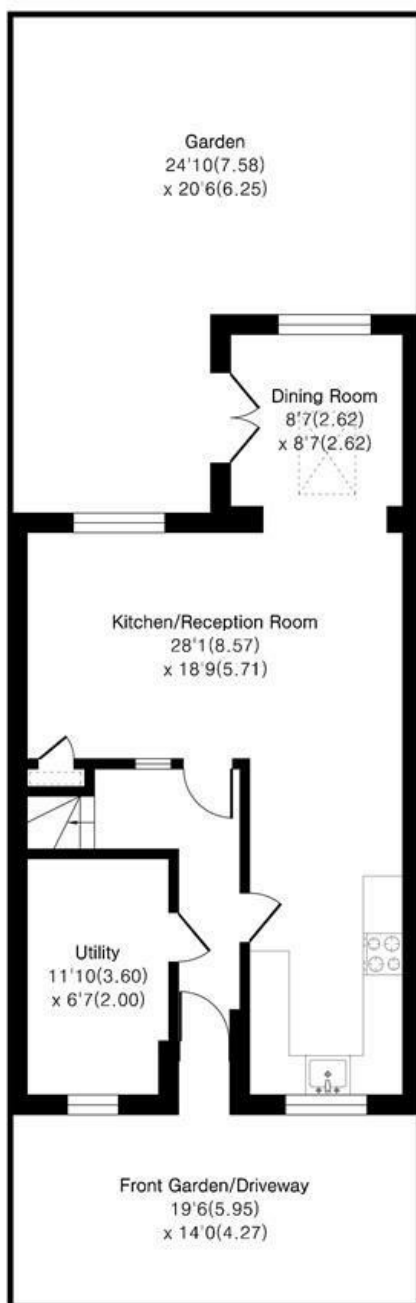
£925,000

Fishermans Drive Canada Water, SE16 6SG

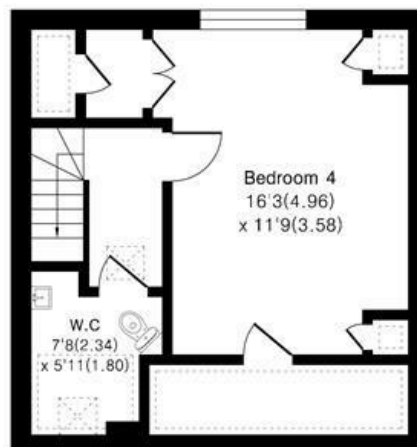
Approximate Area = 1516 sq ft / 140.8 sq m

(Excluding Garden)

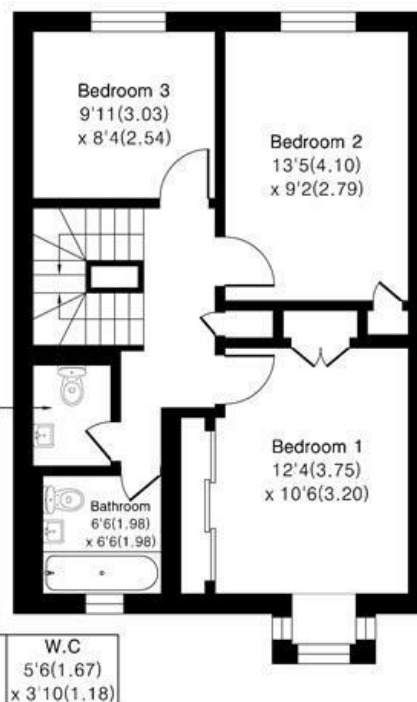
For identification only - Not To Scale



Ground Floor



Second 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) A		
(81-91) B		
(69-80) C	80	83
(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		