



## Tarragon Close, London, SE14 6DL

GUIDE PRICE £600,000 - £625,000

A lovely, well presented three bedroom, two bathroom family home located in a quiet residential setting, a short walk away from both New Cross Gate and New Cross stations.

The ground floor boasts an open plan kitchen and living room with space to dine and access to a generous private garden. The second floor has two double bedrooms and a recently renovated family bathroom. The top floor features a large master bedroom with a modern shower room, and ample under eaves storage. The property also benefits from private car parking / driveway and a versatile garden shed that is currently used for smart working, rowing and as a home workshop.

The surrounding area has many local amenities such as local cafes, bars, restaurants, the greenery of Fordham Park, supermarkets, Goldsmiths University as well as good bus links to central London.

Freehold  
Council Tax Band D

- Chain Free - Modern Freehold House
- Generous Garden
- Recently Renovated
- Tranquil Residential Setting
- Surrounded by Plethora of Local Amenities
- Private Car Parking / Driveway with Sheffield Cycle stand
- 5 minutes walk from New Cross Gate Station and 10 minutes walk from New Cross Station
- Legal pack and searches already available
- Garden shed with thermal insulation and power supply installed
- Velfac Double Glazing and Doors recently installed throughout

**Alex & Matteo**  
ESTATE AGENTS

**Guide price £600,000**



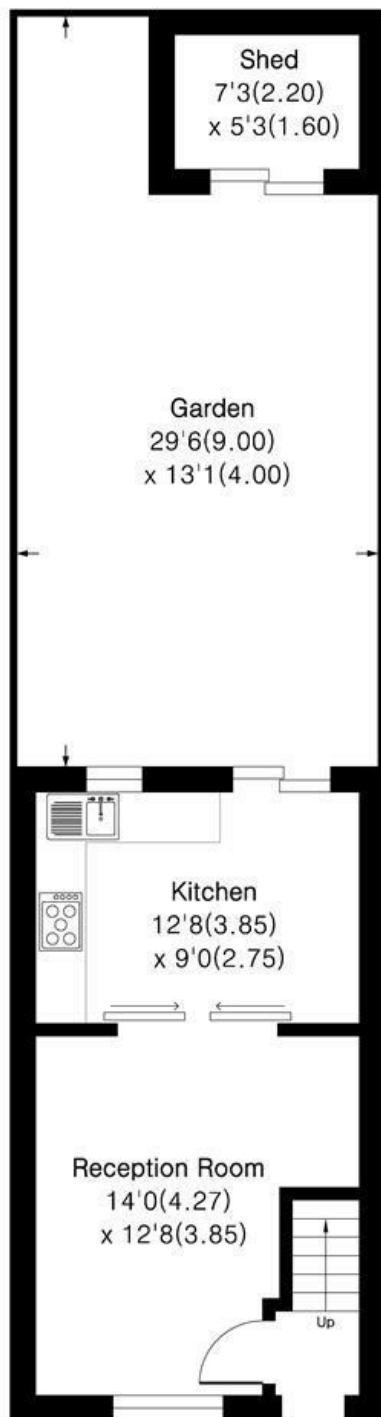
# Southerngate Way SE14

Approximate Area = 891 sq ft / 82.8 sq m

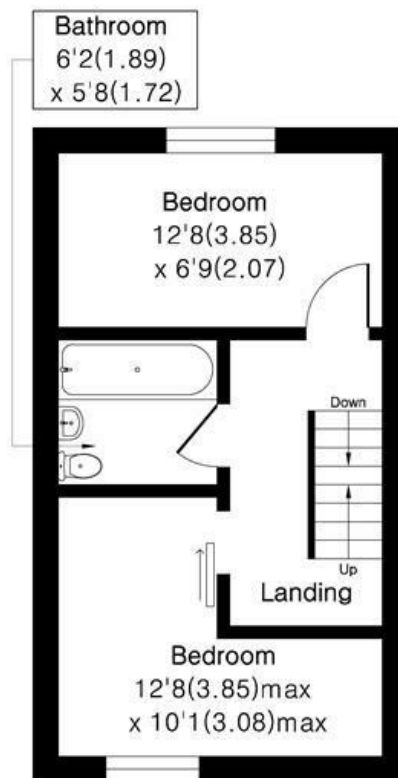
Shed = 38 sq ft / 3.5 sq m

Total = 930 sq ft / 86.3 sq m

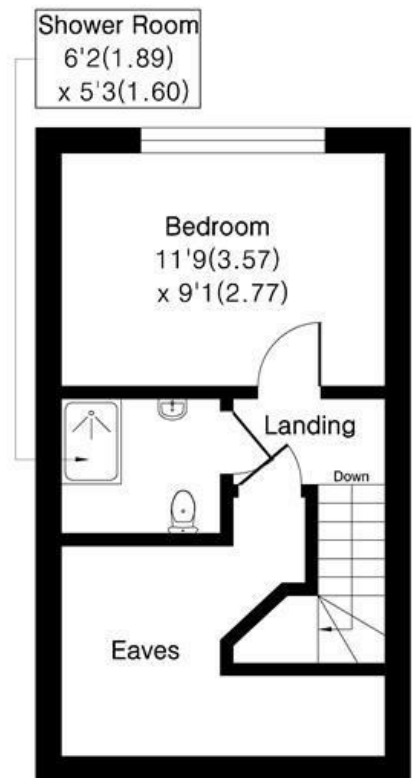
(Including Eaves Storage)



Ground Floor



First Floor



Second Floor



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**PERSPECTIVA**  
Exploring Creativity

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>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	74	
(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		