



Constitution Rise, London, SE18 3RW  
Guide price £550,000 - £575,000 Freehold



Guide Price £550,000 - £575,000. The Homes Group are delighted to present to the market this extended four bedroom semi-detached family home located on Shooters Hill that benefits from two separate reception rooms, a ground floor bedroom, a ground floor WC, utility room, an 80' rear garden and off road parking to the front.

The accommodation comprises of a large entrance hall that has doors to the living room, dining room, kitchen, fourth bedroom, utility room and separate WC. Upstairs there are three bedrooms and the family bathroom. There are distant views of Canary Wharf and surrounding area from the rear bedrooms.

**Entrance Hall**

13'6 x 9'5 (4.11m x 2.87m)

**Living Room**

16'9 x 14'5 into bay (5.11m x 4.39m into bay)

**Dining Room**

15'8 x 9'4 (4.78m x 2.84m)

**Kitchen**

11'1 x 6'9 (3.38m x 2.06m)

**Bedroom Four (Ground Floor)**

10'8 x 9' (3.25m x 2.74m)

**Utility Room**

4'10 x 4' (1.47m x 1.22m)

**Ground Floor Cloakroom**

6'3 x 3'9 (1.91m x 1.14m)

**Landing**

12'9 x 6' (3.89m x 1.83m)

**Bedroom One**

13' into bay x 11'10 (3.96m into bay x 3.61m)

**Bedroom Two**

10'10 x 9'5 (3.30m x 2.87m)

**Bedroom Three**

10'7 x 7' (3.23m x 2.13m)

**Bathroom**

9'10 x 5'10 (3.00m x 1.78m)

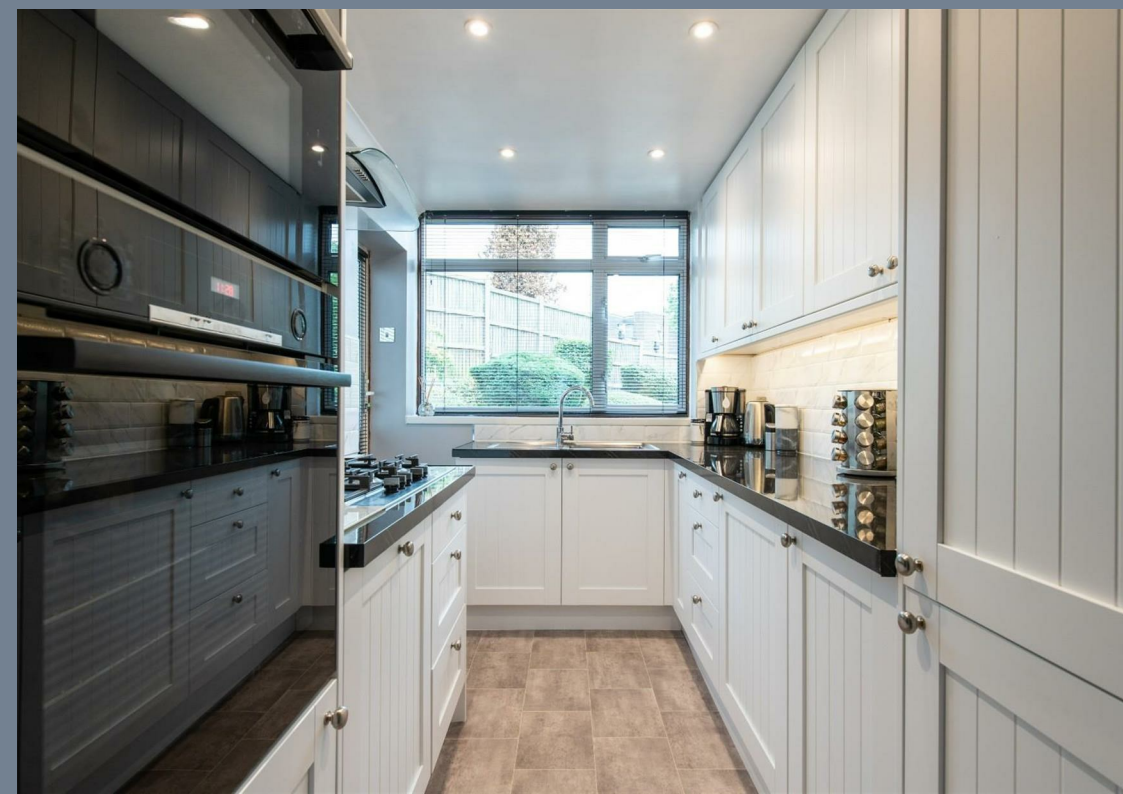
**Rear Garden**

80' (24.38m)

**Front Garden**

**Tenure - Freehold**

**Council Tax - Band E**





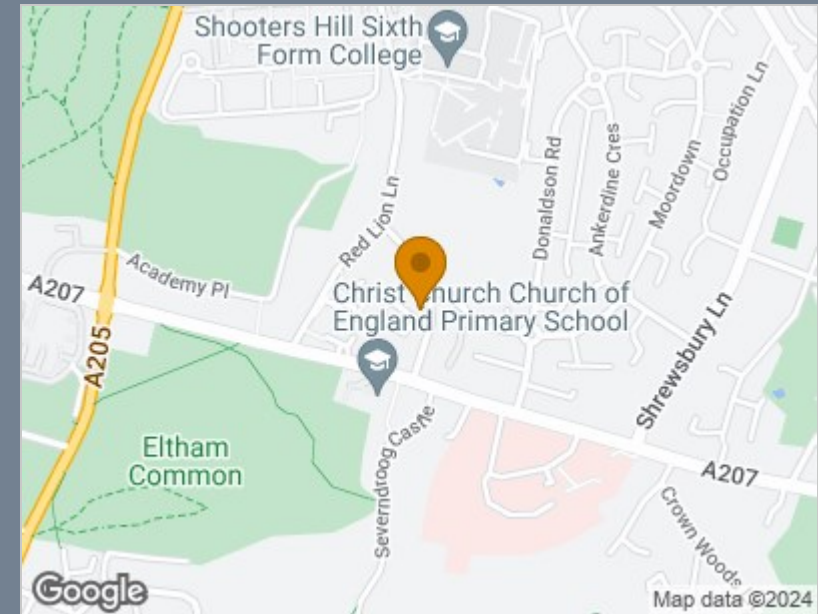
**Ground Floor**  
Approx. 68.9 sq. metres (741.6 sq. feet)



**First Floor**  
Approx. 41.6 sq. metres (447.9 sq. feet)



Total area: approx. 110.5 sq. metres (1189.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.