



## Watermead Road, London SE6 3DQ

**Price guide £675,000**

PLEASE CHECK OUT OUR 3D VIRTUAL SHOWCASE OF THIS AMAZING HOME!

Birchills Estate Agents are very pleased to present the sales market this beautiful five bedroom house, withing close walking distance to Beckenham Hill & Bellingham Railway Train Station.

The ground floor of this stunning home boasts an open plan living and dining area, modern fully fitted kitchen, one separate living room, a granny annex, shower room and a utility room.

The first floor offers three double bedrooms and a family bathroom .

There is an additional carpeted dormer in the loft.

To the rear there is a stunning well sized garden and to the front there is off street parking for multiple cars.

Please call a member of Birchills Team today - we expect this fabulous home to sell very quickly.

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**Entrance Porch**  
6'7" x 2'3" (2.01 x 0.7)

**Entrance Hall**  
14'1" x 6'5" (4.31 x 1.96)

**Shower Room**  
8'2" x 2'9" (2.49 x 0.86)



**Granny Annex**  
12'5" x 5'6" (3.81 x 1.68)



**Utility Room**  
18'2" x 5'8" (5.56 x 1.75)



**Living Room**  
15'5" x 12'11" (4.7 x 3.96)



**Kitchen**  
24'5" x 19'3" (7.46 x 5.88)



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**Bedroom 1**  
15'5" x 11'6" (4.71 x 3.52)



**Dormer**  
11'10" x 14'6" (3.63 x 4.42)



**Bedroom 2**  
14'6" x 11'0" (4.43 x 3.37)

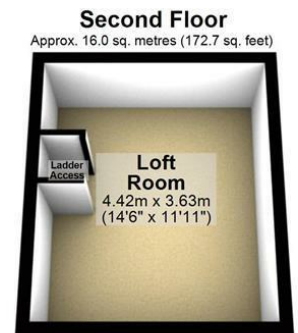
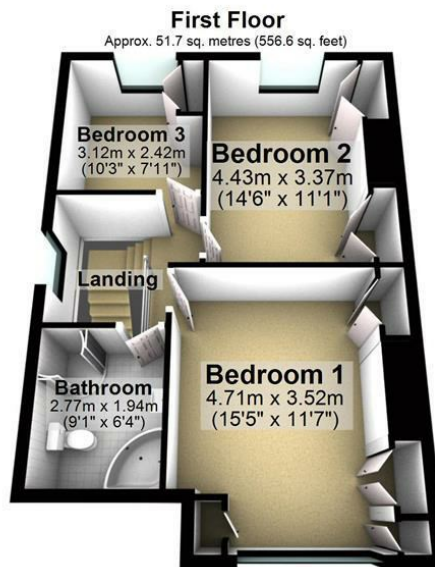
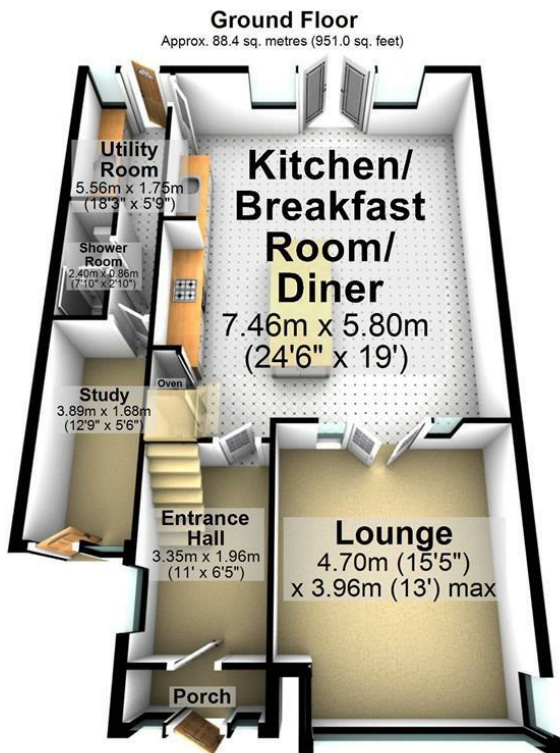


**Bathroom**  
9'1" x 6'4" (2.77 x 1.94)



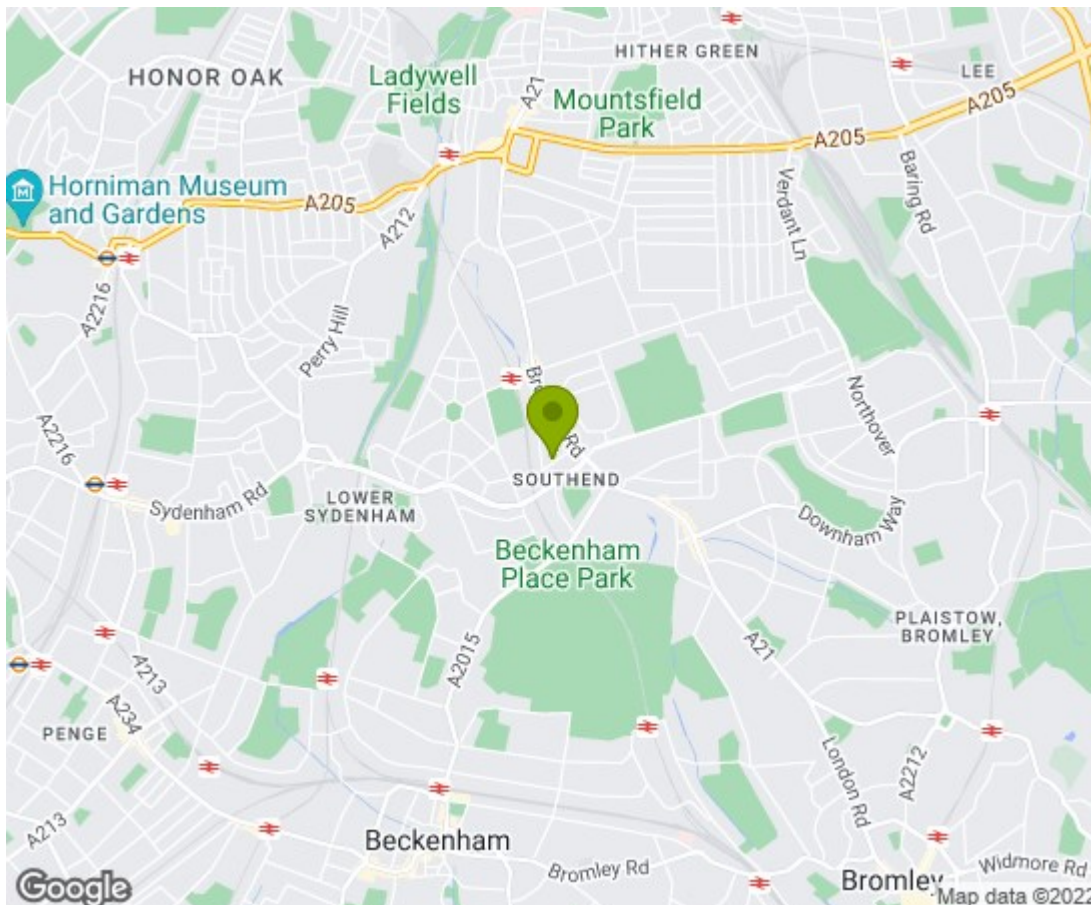
**Bedroom 3**  
10'2" x 7'11" (3.12 x 2.42)





Total area: approx. 156.1 sq. metres (1680.4 sq. feet)

Illustrations are for viewing purposes only. Measurements are not to scale. Property Total and Floor Totals are Internal figures only and do not include Garden, Balconies, Patios or Terraces if any shown. Drawn by SPG. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

