

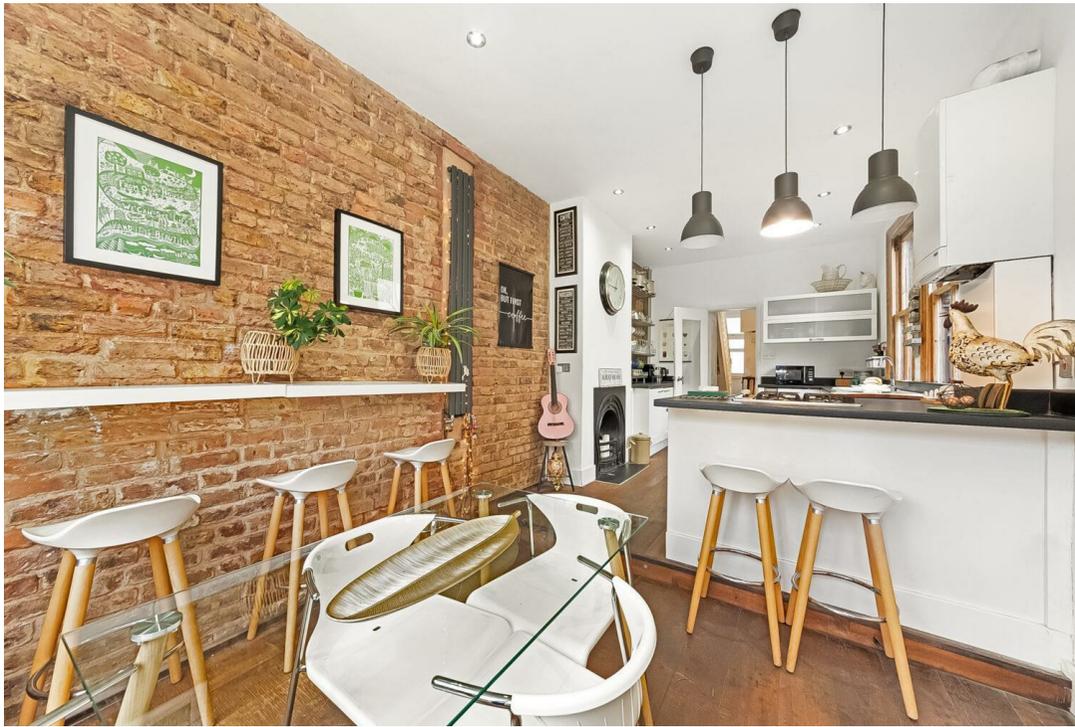


Suffield Road, SE20 | O.I.R.O £695,000

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# In General

- Three bedroom Victorian house
- Characterful features
- 23ft kitchen / diner
- Bi-fold doors
- Entertaining garden with a sunny aspect
- Quiet cul-de-sac
- Nearby transport links

# In Detail

A stunning three double bedroom Victorian brick-fronted terrace house forming part of a quiet cul de sac nearby excellent transport links.

This thoroughly upgraded and characterful house has been remodelled and improved to offer a unique and attractive place to call home. The property provides balanced accommodation over two floors and offers potential for extension (STP) if desired. The main living space is a 27ft through reception room with a light-filled sash bay window, stripped wood flooring, exposed brick feature walls, and a door to outside. The kitchen / diner is the ultimate entertaining spot and extends to 23ft with a sociable sit-up breakfast bar, a feature fireplace, solid wood flooring, and bi-fold doors to the garden. Upstairs all three bedrooms are well proportioned, the largest boasting a walk-in wardrobe. The remainder of this level is arranged as a fully tiled bathroom and separate WC. Externally the garden is the perfect place for hosting barbecues and relaxing with friends and family. There is a raised decked seating area, a lit bar, and plenty of space for enjoying sunny summer days, even a south-westerly aspect.

Suffield Road is quiet residential street moments from Stuart Fleming Primary school (Ofsted outstanding) and is convenient for both tram and rail links to central London from Birkbeck, Elmers End, and Norwood Junction.

This much loved house is an exceptional opportunity for a new owner to enjoy for the long-term.

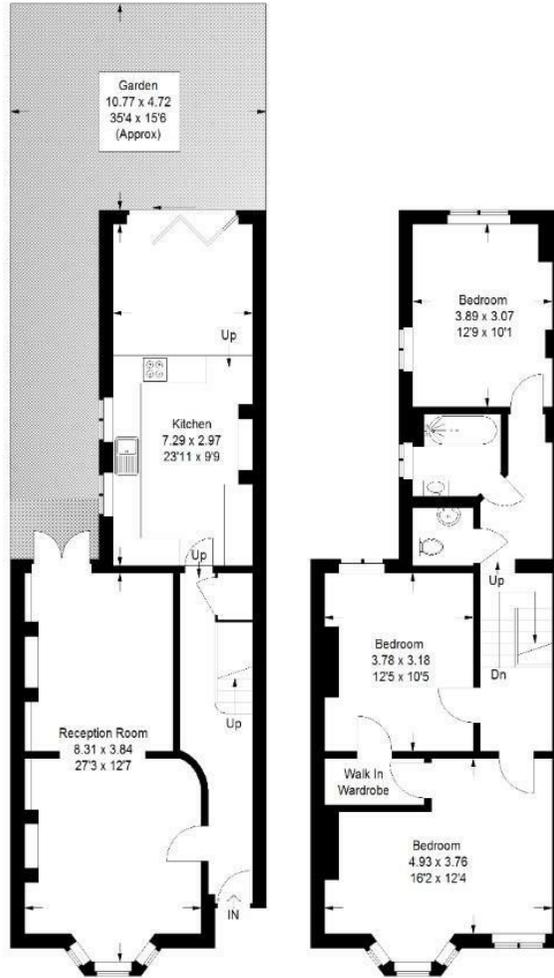
EPC: D | Council Tax Band: D



# Floorplan

Suffield Road, SE20

Approximate Gross Internal Area  
121.8 sq m / 1311 sq ft



Ground Floor

First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
102 plus) <b>A</b>	
81-101) <b>B</b>	
69-80) <b>C</b>	
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	
	<b>85</b>
	<b>64</b>
England & Wales	EU Directive 2002/91/EC

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