

Truuli



Sandrock Road, London, SE13

£750,000 Freehold

- Quiet residential road
- Close to the Dockland Light Railway
- Three double bedroom family home
- Three receptions rooms
- Conservatory
- Chain free family home

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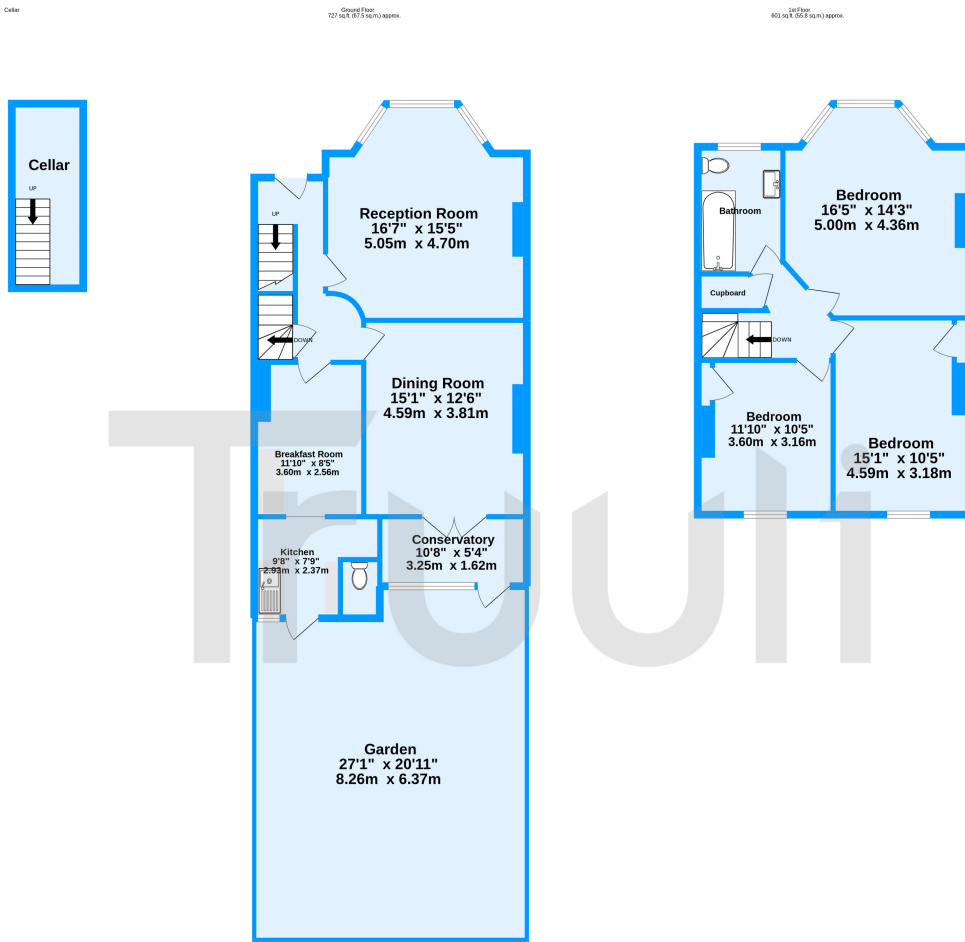
£750,000 Freehold

We are pleased to present to the market this large family home on Sandrock Road, Lewisham. This property has a spacious and bright bay-fronted reception room to the front of the ground floor with large windows and an original fireplace. To the rear is a dining room that opens out onto the conservatory, there is also an added breakfast room and the kitchen which overlooks the garden. The garden is a good size and mainly laid to lawn.

The first floor has a principal bedroom that measures 16 ft into the bay, the second bedroom measures 15 ft and has built-in storage, the third bedroom is also a double bedroom measuring 11 x 10 giving three good-sized bedrooms and a three-piece family bathroom.

Sandrock Road is a popular residential street located in a quiet pocket of Lewisham close to Lewisham mainline station and DLR.

St Johns is approx 0.3 miles away with Lewisham station approx 0.6 miles away. There are excellent bus connections from both St Johns and Lewisham stations



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TOTAL FLOOR AREA: 1328 sq ft (123.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

