



Deck Close, Surrey Docks SE16

A beautifully kept end-of-terrace house with huge scope for enlarging. Located in a quite close, easily accessible to the stations and excellent local primary schools. It has a sizable garden with side access, driveway with space for at least two cars, a separate kitchen, converted garage which is now a second reception and loft space.

- Three bedrooms
- Two receptions
- Driveway for at least two cars
- Huge potential for enlarging
- Fantastic condition
- Large rear garden
- Close to stations
- EPC rating: D

£800,000

Urban Patchwork



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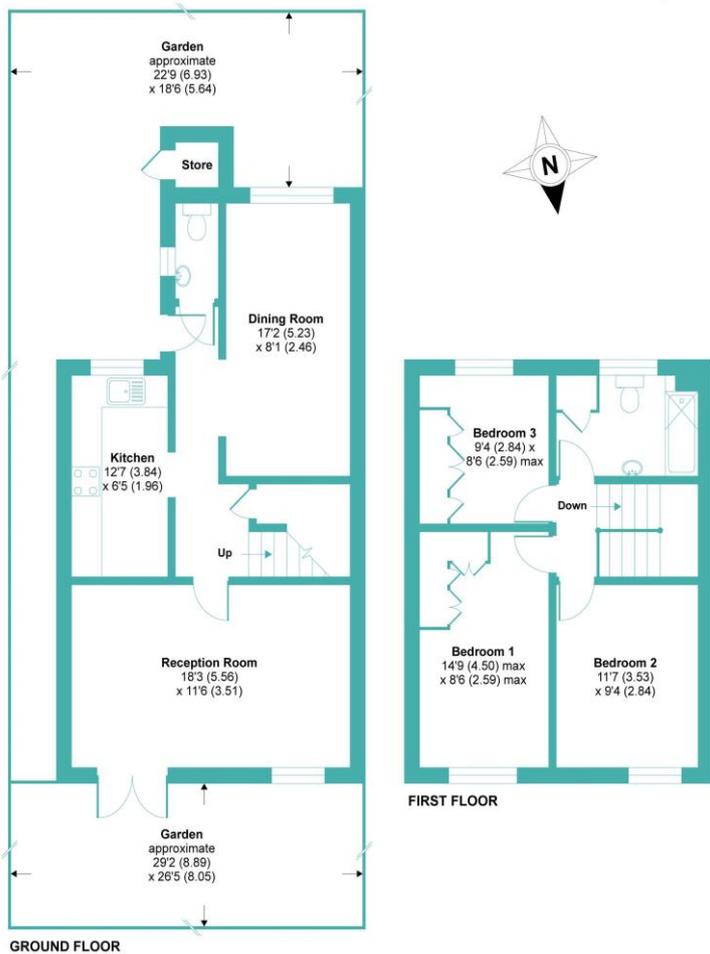
This 1,036sqft freehold home radiates a wonderfully relaxed vibe with its superb layout offering plenty of living space downstairs and spacious bedrooms upstairs. On the ground floor there is the full-width living room with direct access to the low-maintenance rear garden, a second flexible and bright reception space that is open to the entrance hall, a ground floor WC and a roomy separate kitchen. On the upper level there are the three bedrooms and a large bathroom with window.

This freehold family home is located on the Rotherhithe peninsula between Surrey Water and Russia Dock Woodland, within a ten minute walk to both Canada Water and Rotherhithe stations. It is also near to three well regarded primary schools including Redriff. Additional features include gas central heating, modern double glazing throughout, an outside lockable store cupboard, superfast broadband availability, usable loft space with ample space to stand and fitted wardrobes in two of the bedrooms. There is also plenty of potential for both a future rear extension and loft conversion.

There are an ever-increasing number of things to do in the area, from getting a bite to eat at the food stalls at Deal Porter Square, the Italian Canada Water Cafe and Hawkers House Street Feast to an evening drink at Leadbelly's. The wider area also offers some respite from urban life with the docks, green spaces and river providing plenty of open areas.

Deck Close, London, SE16

Approximate Area = 1028 sq ft / 95.5 sq m
 Store = 8 sq ft / 0.7 sq m
 Total = 1036 sq ft / 96.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Urban Patchwork. REF: 748239

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	68	
(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