



# VILLAGE ESTATES

• EST.1993 •



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**CHAIN FREE**

**0.5 MILE > NEW ELTHAM  
STATION**

**SOUTH FACING REAR GARDEN**

**1930s SEMI-DETACHED HOUSE**

**DRIVE FOR TWO CARS**

**SUBJECT TO GRANT OF PROBATE**



**266 Footscray Road  
London, SE9 2EJ**

**Guide Price £500,000-  
£525,000**



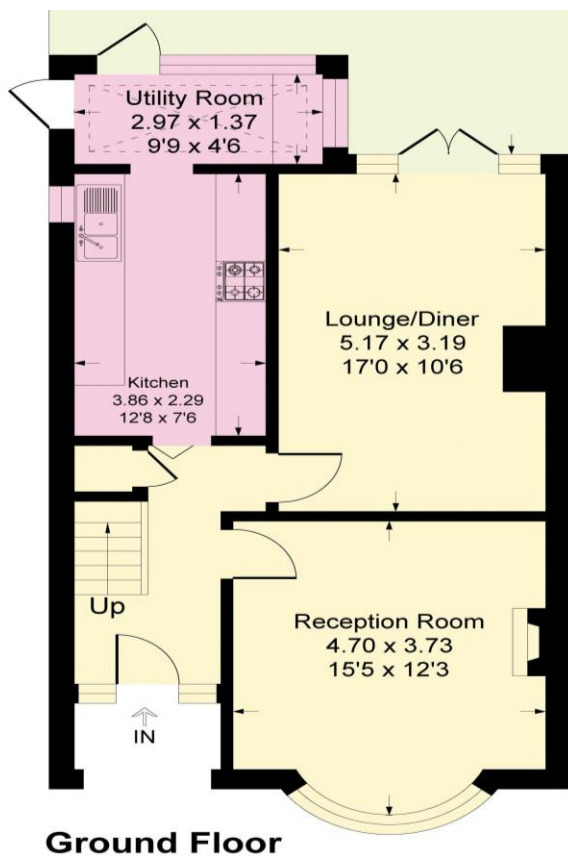
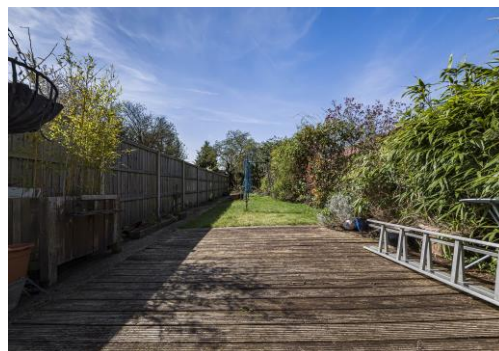
**Situated in a CONVENIENT LOCATION less than 10 MINUTES to NEW ELTHAM MAINLINE STATION is this 1930s SEMI DETACHED HOUSE with 3 BEDROOMS and 2 RECEPTIONS. The property has GAS CENTRAL HEATING and has great POTENTIAL TO EXTEND AND MODERNISE with SOUTH FACING REAR GARDEN and DRIVE FOR TWO CARS.**

**EPC RATING: D**

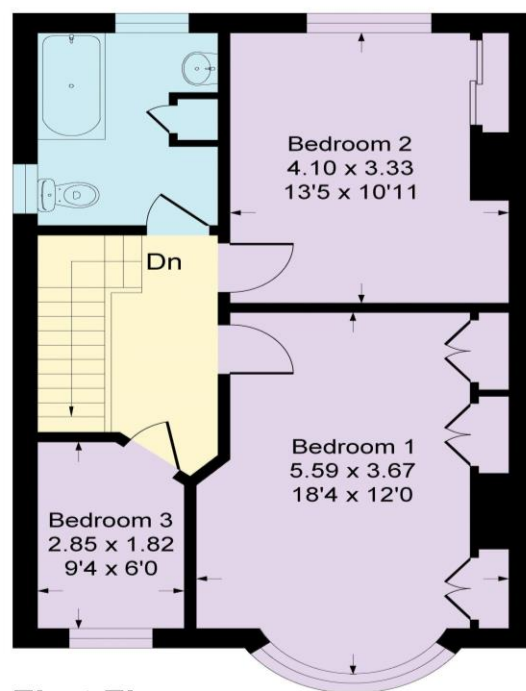
**TENURE: Freehold**

**COUNCIL TAX BAND: E**

**LEASE TERM: Not Applicable**



**Ground Floor**



**First Floor**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan 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. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.