





### Property Summary

College Park Close is one of those roads, which few people know about. It is tucked away, but it is also extremely central, super quiet and unknown as it is a cul-de-sac. Its one of SE13's little secrets. It is on the Hither Green side of town, but a short walk to Lewisham Mainline Station and DLR.

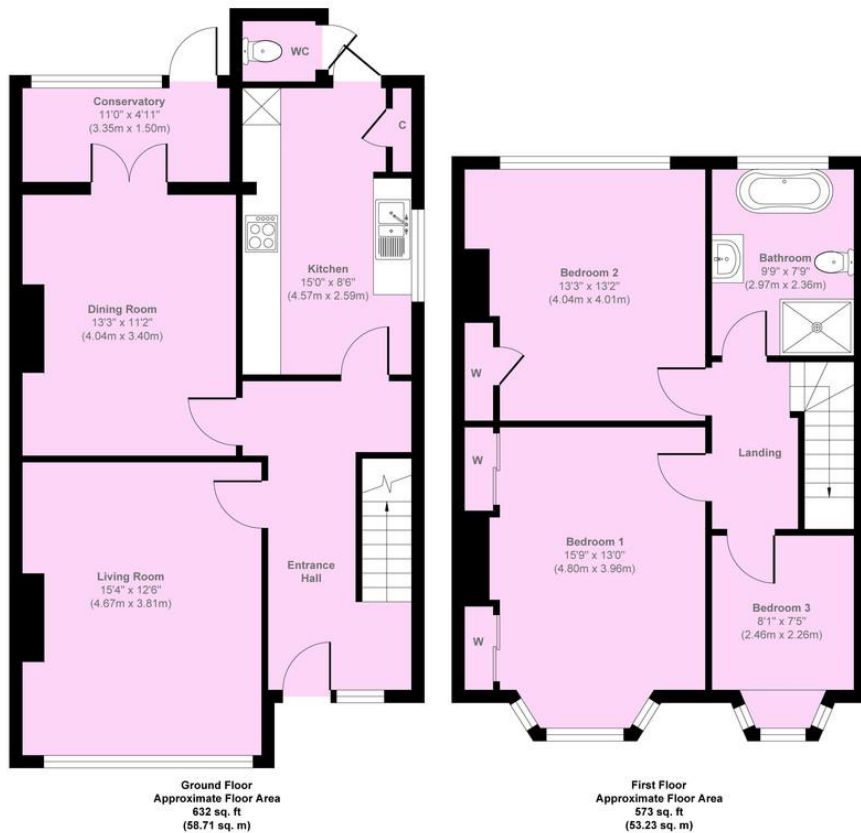
Rarely available is this family house with a large garden in this great cul-de-sac. There is a good-sized front garden, which many have converted into parking. The back garden is a very good size for London. Inside the house has a generous hall, two big reception rooms and a decent sized kitchen. Upstairs there are three bedrooms, two of which are large doubles. There is a nice big family bathroom, with a walk in shower and a freestanding bath. There is a shared driveway with currently leads to a shed, where some neighbours have a garden. The house is available now, with no chain. #AskBeaumont

### Property Features

- Cul-de-sac
- Residential Area
- Good sized family house
- Three bedrooms
- Two separate receptions
- Large modern kitchen
- Large modern bathroom
- Big Garden
- Lewisham Station 0.7 Mile
- Hither Green Station 0.5 Mile







**Approx. Gross Internal Floor Area 1205 sq. ft / 111.94 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale. Copyright © markbeaumont.com  
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### Distances

Distances are taken from googlemaps.co.uk. They are approximate and are to be used as rough guide only.

Hither Green Station/Shops/Cafes/Pub 0.5 Mile

Lewisham Station & DLR 0.7 Mile

Ladywell Station/Shops/Café/Pub 0.5 Mile

PARKS

Manor House Gardens 0.7 Mile

Manor Park 0.2 Mile

Mountsfield Park 0.7 Mile

Ladywell Fields 0.5 Mile

Ladywell 0.5 Mile

### Agents Note

This house is being sold with no chain and for a quick sale only.

This is an older house which is NOT being sold as immaculate or perfect in any way. The house presents well, but like all older houses you can expect that the following may come up on a survey.

Damp.

Electrical wiring not the latest standards.

The boiler and plumbing are not new.

The roof may need some maintenance, but this is not known.

You may expect to decorate and replace flooring to your taste.

The front bay window is nearing the end of its life and the incoming purchaser will need to budget to completely replace this window. Or the preferred option would be to make some high quality repairs to the timber. This being one of the last houses in the road with the original and rather attractive period window.

The garden shed is tired.

The outside of the house is tired in places.

When making an offer, please budget for the above as no renegotiation will be entered into after a sale starts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		