



117 Footscray Road, London, SE9 2SY

£650,000

- Three Bedrooms
- 23'2 Kitchen/Diner
- Garage
- Extended Semi Detached House
- Off Street Parking
- EPC Rating D

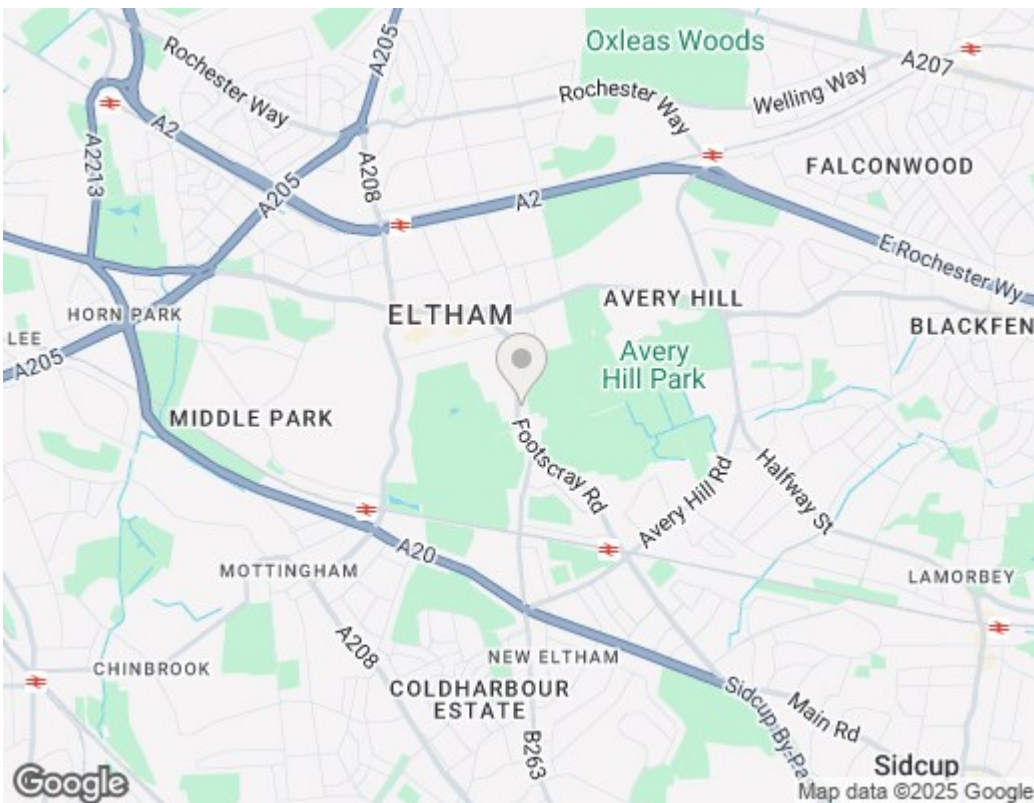
117 Footscray Road, London SE9 2SY

A thoughtfully extended and greatly improved three bedroom semi detached house. The property embraces modern day living and has a 23'2 kitchen/diner, complete with island unit and bi-fold doors, perfect for entertaining all year round but particularly on a summer's day! The front reception room offers the perfect escape from a house full of guests or a place to spend a cosy evening. The first floor has three bedrooms plus a four piece family bathroom. The rear low maintenance garden extends to nearly 90ft and has a versatile garden house, which can flit between an office, gym and man cave effortlessly. Parking is available to the front and there is a garage to the side. Bus routes, local schools and Eltham High Street are also close by. A wonderful family home in a popular pocket of a desirable area.



Council Tax Band: E





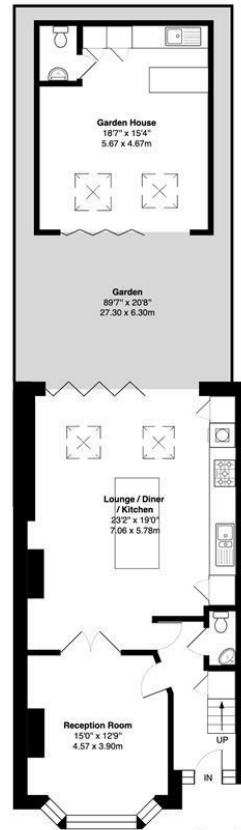
Footscray Road, SE9

Approximate Gross Internal Area = 1 178 sq ft / 109.4 sq m

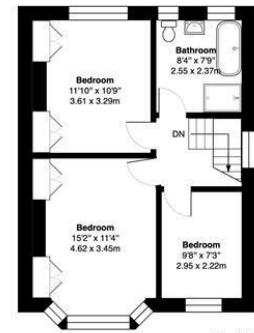
Approximate Total Area = 1 589 sq ft / 147.7 sq m

(including garage and garden house)

IrwinScott



Outbuilding



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

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Viewings

Viewings by arrangement only.
Call 0208 859 1100 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83