



22 Thaxted Road, London, SE9 3PU

£585,000

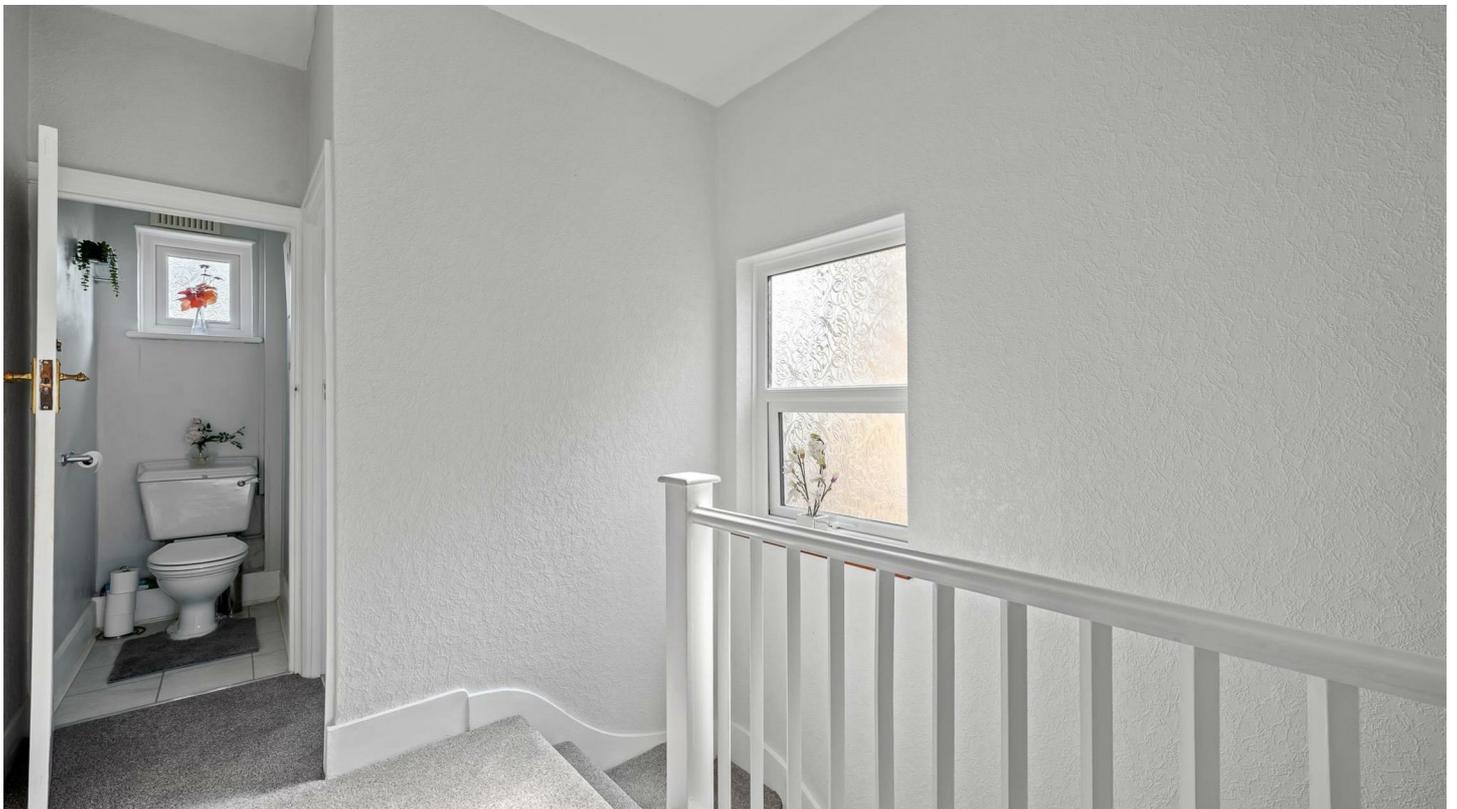
- Three Bedrooms
- Delightful Rear Garden
- Popular Location
- Semi Detached House
- Off Street Parking
- EPC Rating D

# 22 Thaxted Road, London SE9 3PU

Nestled along the extremely popular Thaxted Road is this handsome three bedroom semi detached house. The property has been lovingly maintained by the current owner and has an open plan kitchen and dining room which leads to a lovely secluded garden with mature fruit trees and borders. The ground floor is completed with a peaceful 14'6 front reception room. The first floor has three bedrooms plus a family bathroom. New Eltham Village is close by as is the train station, making trips into London easy. A fantastic home that deserves an internal inspection.



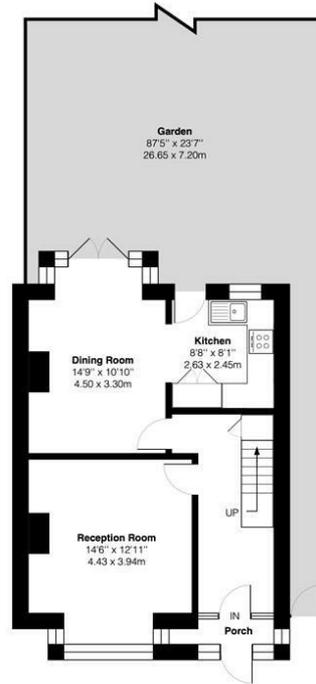
Council Tax Band: E



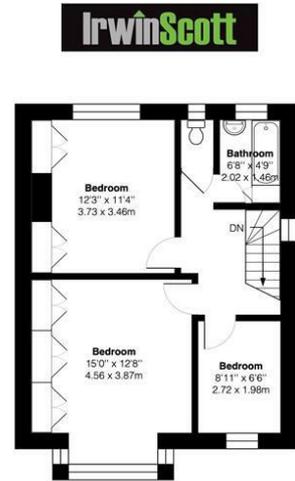


Thaxted Road, SE9

Approximate Gross Internal Area = 1056 sq ft / 98.1 sq m

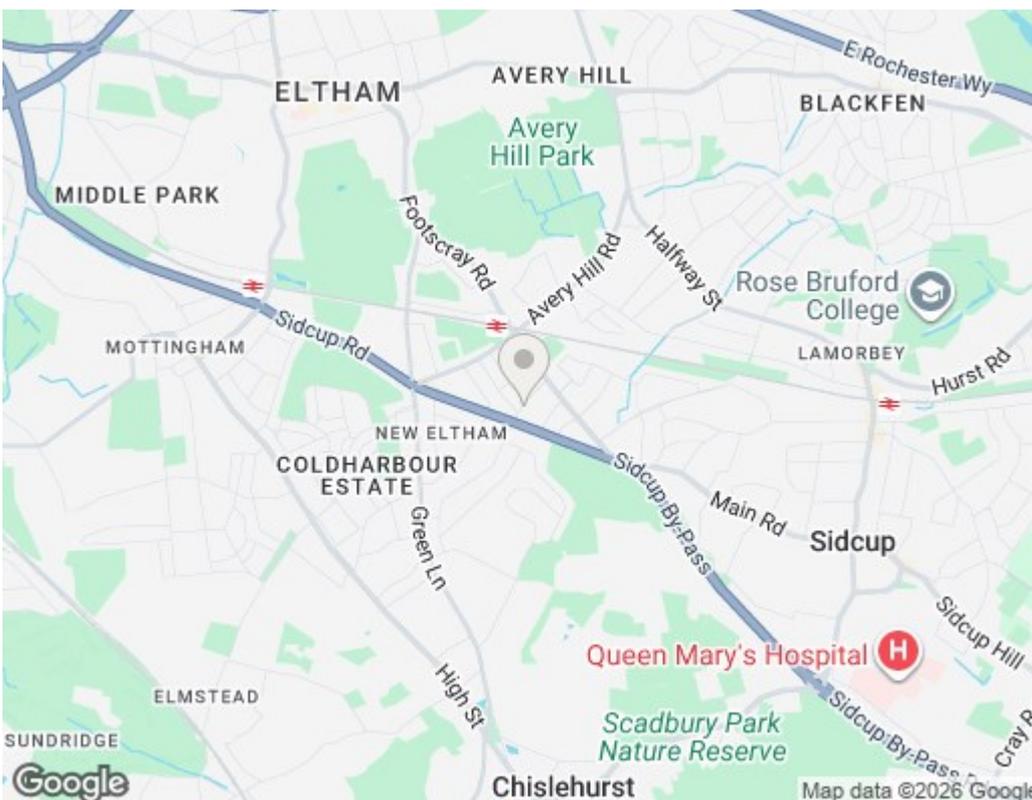


First Floor



Second Floor

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. No liability is accepted for any errors. By Prime Square Photography / Copyright 2025



### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	