



329 Marvels Lane, London, SE12 9PU

£375,000

- Two Double Bedrooms
- Good Size Rear Garden
- Convenient Location
- Mid Terrace House
- In Need Of Modernising
- EPC Rating D

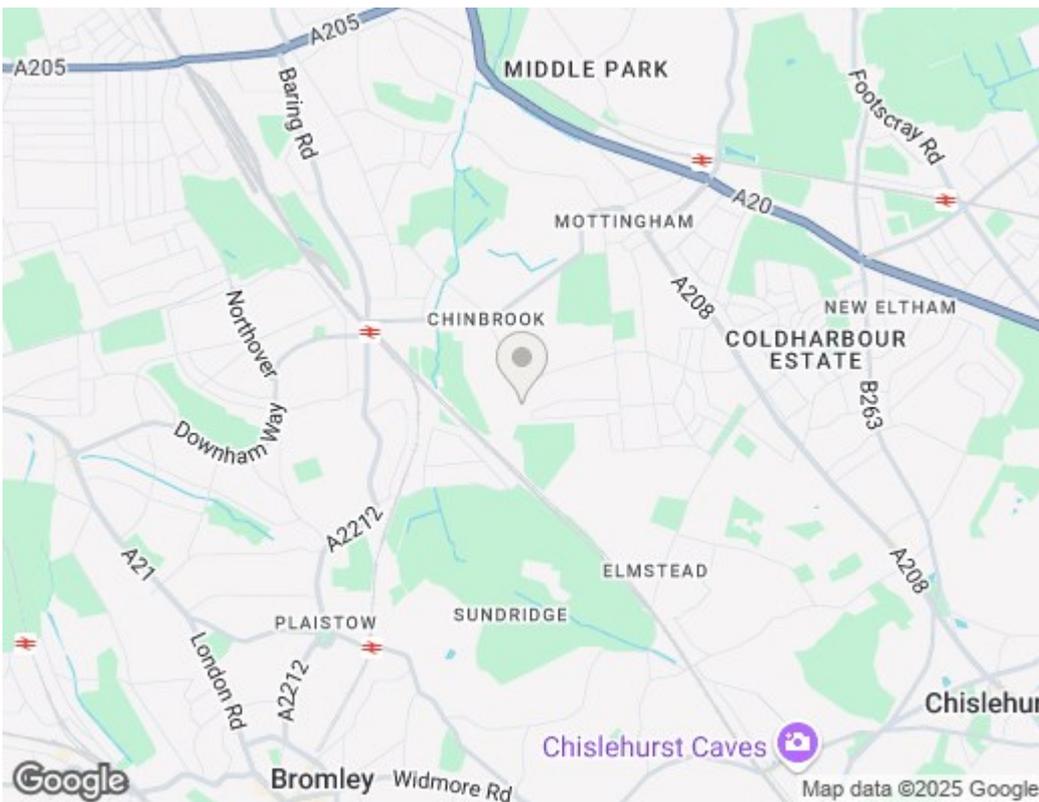
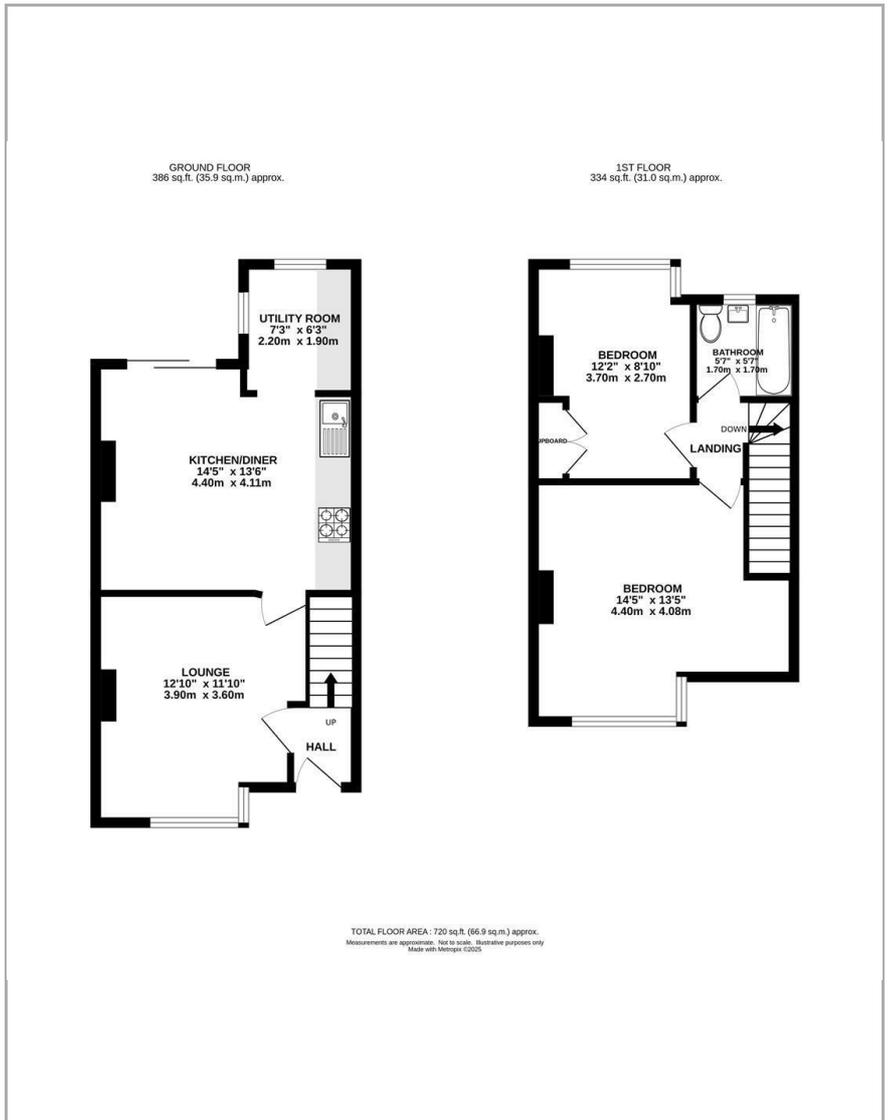
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If you are looking for a well proportioned two bedroom home that you can put your own mark on, then take time to come and view this one! Situated along a popular residential road with local bus routes close by, the property currently offers a separate front reception room, open plan kitchen/diner with access to the rear. Like the house the garden does need restoring to its former glory but is a very generous size. The first floor has two bedrooms, with the main bedroom offering great views of the London Skyline plus a bathroom and a generous loft space with the potential (STPP) to convert into another room. There is also off street parking to the front. We hold keys



Council Tax Band: C





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 | | 90 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |