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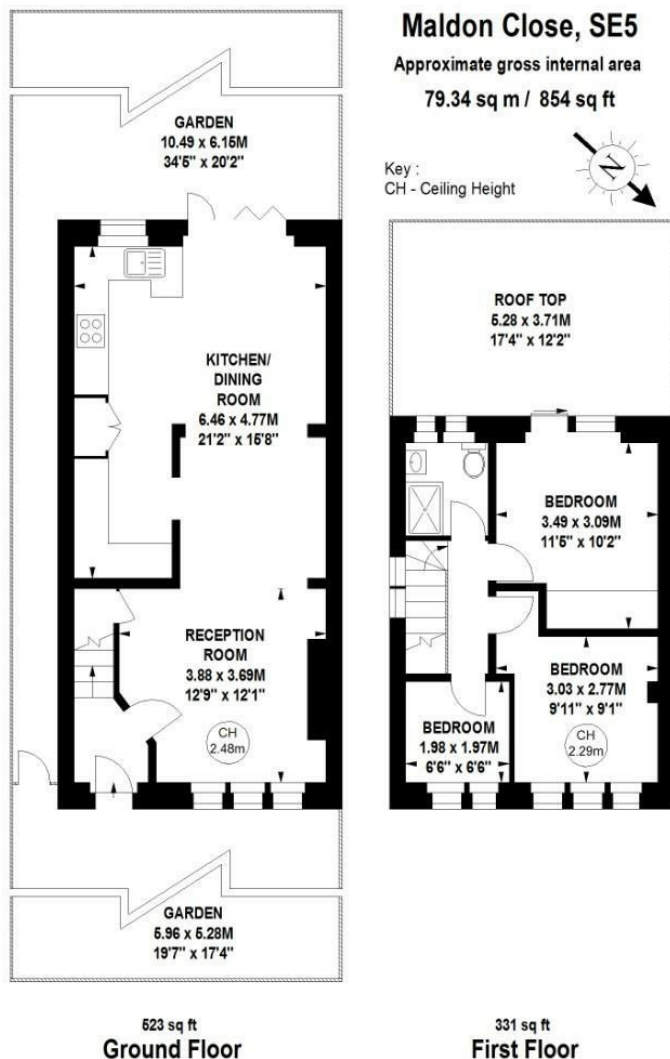
Maldon Close, London | Asking Price £795,000
Call us today on 020 7708 2002



- Three Bedrooms
- Spacious Garden
- Gross Internal 79Sq Metres
- Resident Parking
- Open Plan Kitchen/Dining Area
- EPC Rating D
- Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards. © Outline.

Three-bedroom house with an open plan kitchen/dining and reception that seamlessly extends to a spacious garden, situated in a peaceful cul-de-sac.

Upon entering, you are greeted by a well-proportioned living area which offers enough space for all general furnishings and the interplay of dark brown wooden flooring against white walls, complemented by a green backdrop for the fire pit, creates an inviting ambiance. The open-plan design effortlessly guides you into the kitchen and dining space. The kitchen boasts a modern presentation with integrated white units. The dining area comfortably accommodates a table and chairs, ideal for family entertaining. Leading out the dining area through the large French doors, the garden unfolds, providing a generous setting for basking in the sun or hosting a delightful barbecue. Natural light filters through the glass doors, infusing the open-plan living area with a radiant atmosphere. Moving upstairs in the property you will find Three bedrooms. The master bedroom offers ample room for a double bed and essential furnishings, this room also has access through large glass sliding doors to the flat roof which introduces a seamless blend of indoor and outdoor living and invites sunlight to grace the room. Transitioning to the landing area you will find the bathroom. Complete with a heated towel rail, sink, toilet, and walk-in shower, perfect for the busy morning dash.

Maldon Close is a great location, close to bars and restaurants in Camberwell. Within catchment areas for highly rated local primary and secondary schools. The area also offers great transport links from Denmark Hill station (London Overground) which is only 0.5km Walk away which gives you the choice of trains running to Central London locations such as London Victoria, Blackfriars, Kings Cross plus services to Clapham Junction and East London.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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