



Granby Road

London, SE9 1EW

Price Range £500,000



- Sought after Progress Conservation Area
- EXTENDED end of terrace home
- First floor bathroom & ground floor WC/utility
- Good size lounge
- Floor Area: 903 sq ft

- Very well presented throughout
- Two double bedrooms
- Large open plan kitchen/dining room
- Call Hunters to view
- EPC Rating: D

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** PRICE RANGE £500,000 - £525,000 **

Nestled in the desirable Progress Conservation Area on Granby Road, this beautifully presented end-terrace house offers a perfect blend of modern living and classic charm. With two spacious double bedrooms and a well-appointed first-floor bathroom, this home is ideal for families or professionals seeking comfort and convenience.

The ground floor boasts a large open-plan kitchen and dining room, perfect for entertaining or family meals. Additionally, there is a convenient WC and a utility room, enhancing the practicality of the space. The generous lounge at the rear of the property is a standout feature, providing a bright and inviting area that overlooks the attractive west-facing garden. This outdoor space is perfect for enjoying the afternoon sun and hosting gatherings.

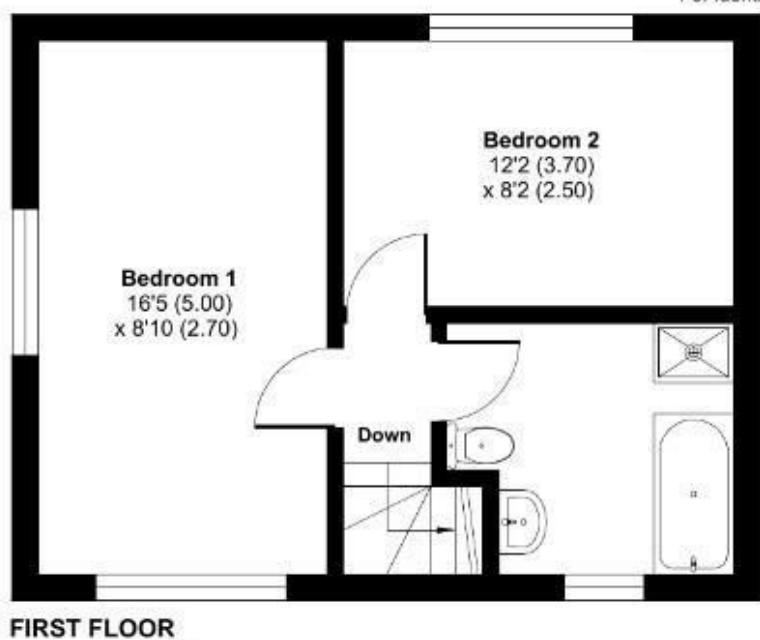
The property benefits from parking for one vehicle, ensuring ease of access. Its location offers excellent connectivity to local schools, shops, and open spaces, making it a fantastic choice for those who value community and accessibility. Furthermore, with easy access to transport links and the A2/M25, commuting to central London or beyond is straightforward.

This extended home is filled with natural light and has been meticulously maintained throughout, making it a must-see for potential buyers. To truly appreciate all that this property has to offer, we encourage you to arrange a viewing with Hunters Welling Estate Agents. Don't miss the opportunity to make this charming house your new home.

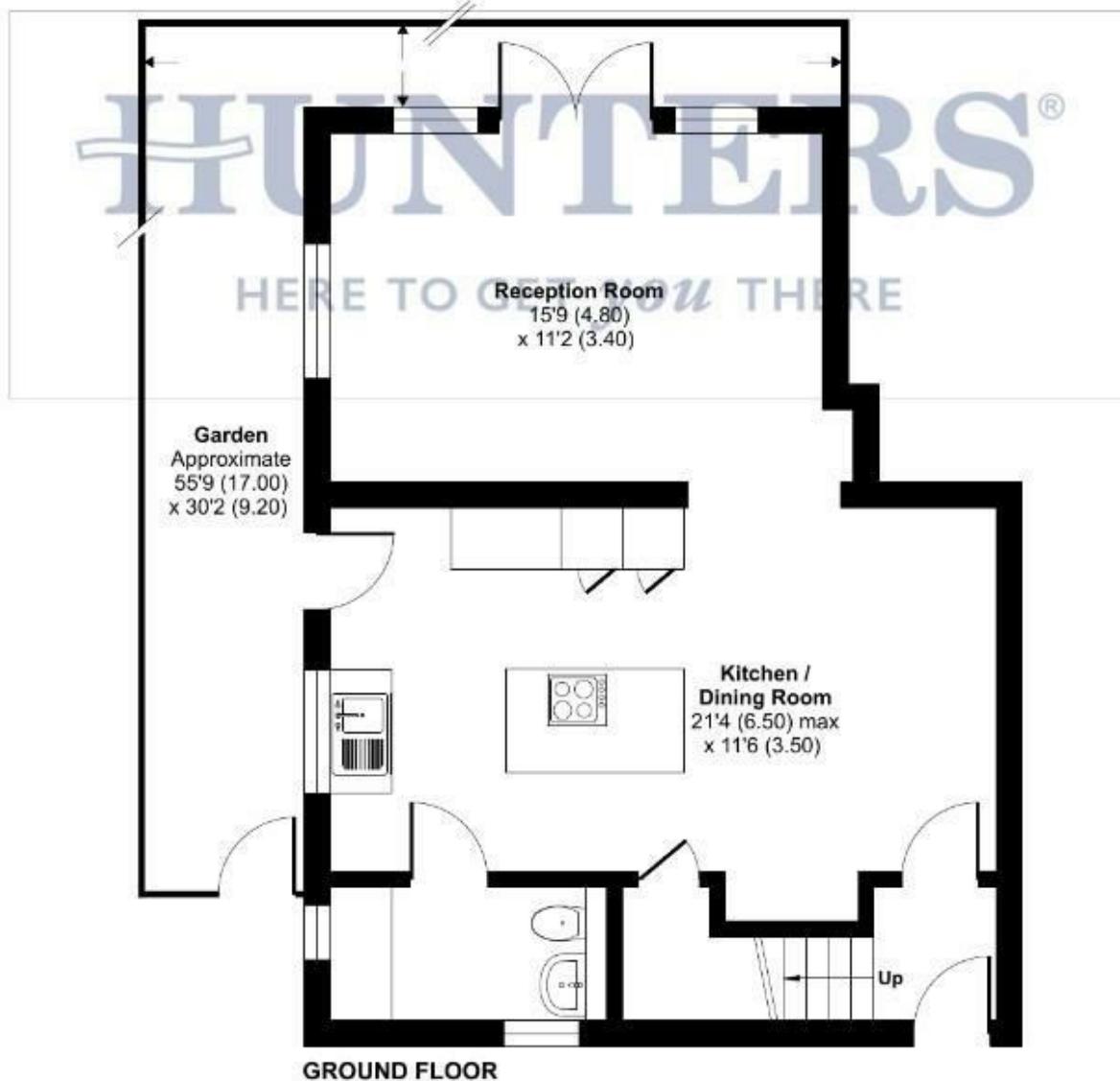
Granby Road, London, SE9

Approximate Area = 903 sq ft / 83.8 sq m

For identification only - Not to scale



FIRST FLOOR

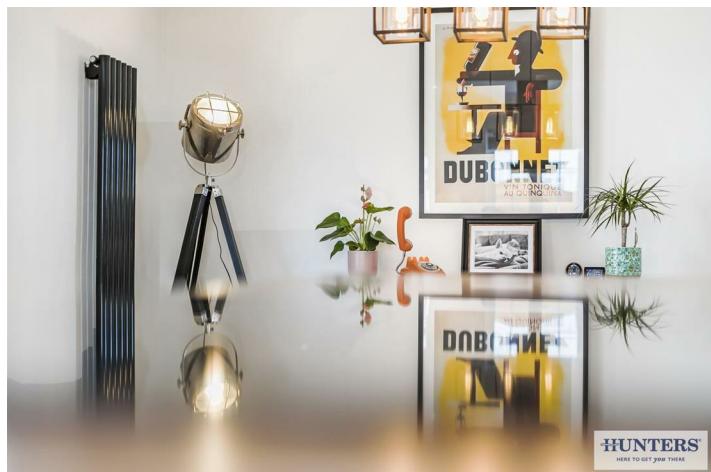


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

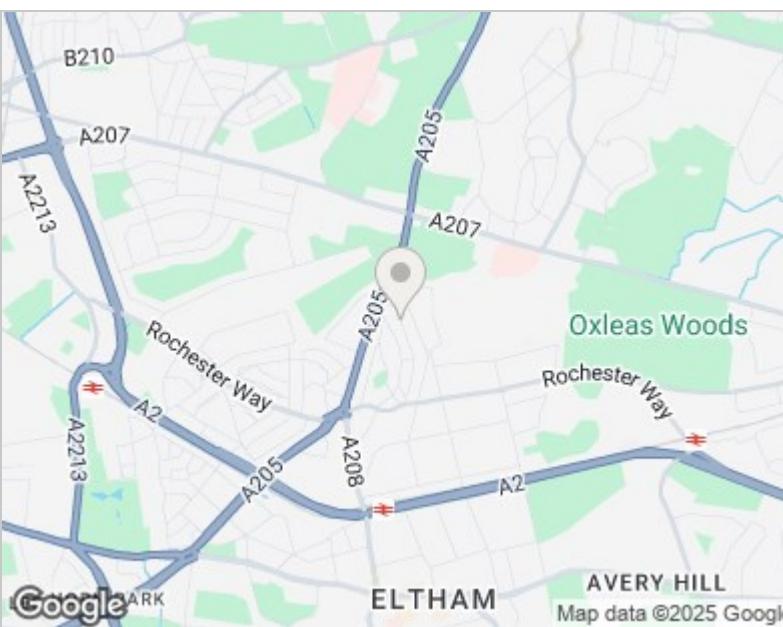
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Viewing

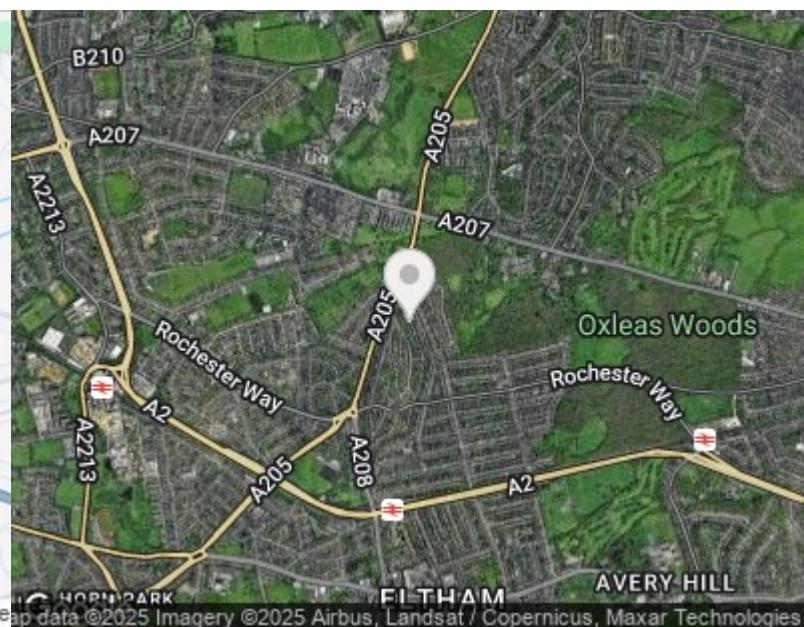
Please contact our Hunters Welling Office on 020 8304 1000 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 020 8304 1000

Road Map



Hybrid Map



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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. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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