



# 199 WELLMEADOW ROAD LONDON, SE6 1HR

**£700,000**  
**FREEHOLD**

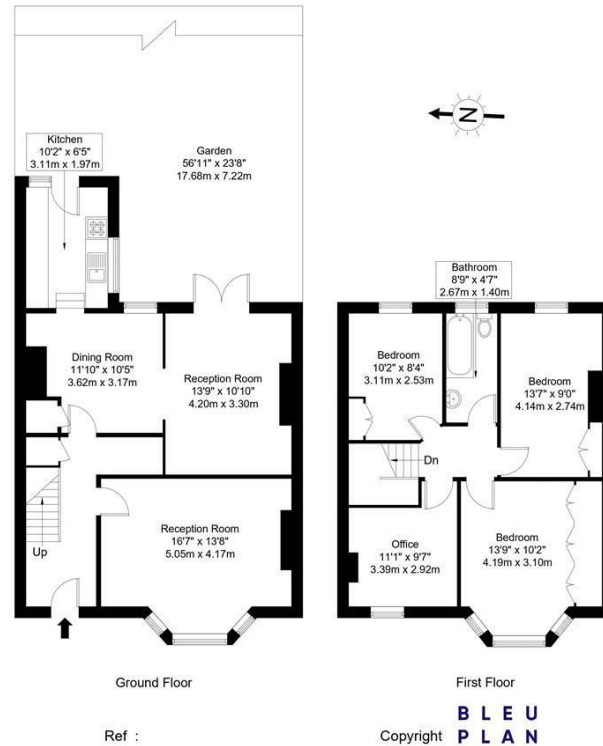
This delightful 4 bedroom, freehold, mid terraced house is offered to the market exclusively with Douglas Pryce. Set in the heart of the highly desirable 'Corbett Estate', the property presents an excellent opportunity for buyers seeking a move-in-ready home. Already spanning 1274 sq ft of internal space, the property also presents an ideal opportunity to extend both to the rear, as well as into the loft if you were looking to increase the living space in future.

The ground floor of the property presents a welcoming entrance hall and a bright and spacious living room, a separate dining room and kitchen, and a further reception room whose French doors open onto a large established garden which soaks up the morning and afternoon sun. The upstairs benefits from 4 good-sized bedrooms (one of which is currently being used as an office), a sizeable landing, a family bathroom and access to the loft for storage.

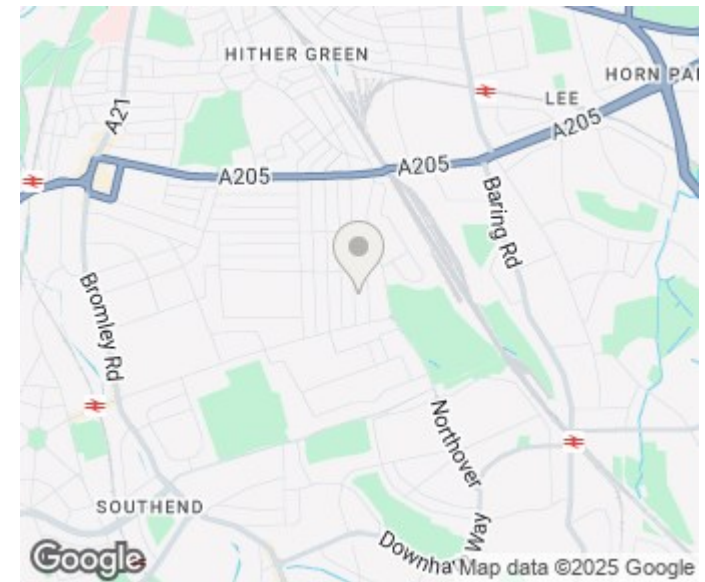
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Approx Gross Internal Area = 118.34 sq m / 1274 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>54</b>
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**DouglasPryce**