



15 CARSTON CLOSE LONDON, SE12 8DY

**£495,000
FREEHOLD**

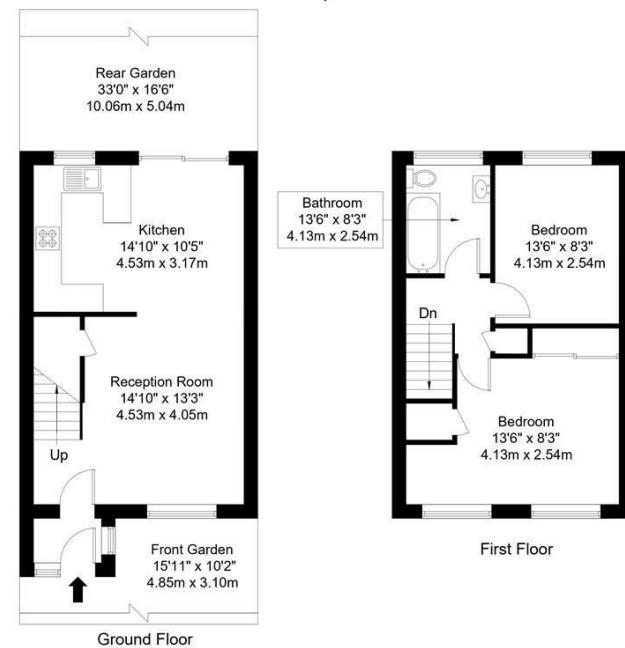
With a large, south-facing rear garden, this gorgeous, two double bedroom, freehold house offers a free-flowing, open plan living space and boats ample space and size throughout. The kitchen has been recently refurbished and the downstairs living area is amazing for those with small children looking to roam. Upstairs you will find a modern, family bathroom suite and two good-sized double bedrooms.

Carston Close is located in the desirable area of Lee, and is close to both Blackheath Village and Hither Green. The area offers a peaceful and residential setting while being within easy reach of a variety of local amenities. Situated just 0.3 miles from Lee Station, the location provides excellent transport links into London Bridge (approx 14 minutes), which makes it ideal for families and those who are commuting in to Central London.

DouglasPryce

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Approx Gross Internal Area = 68.60 sq m / 739 sq ft



Ref :

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P L A N

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) A		87
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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