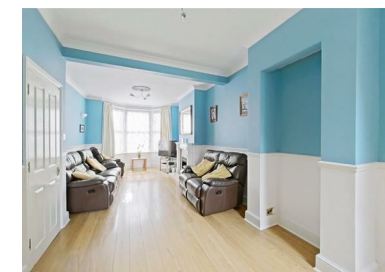


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1561 sq. ft. (145.0 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CERES ROAD
 LONDON SE18 1HR
 Guide price £525,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





NO CHAIN

Set across three generous levels, this substantial four double bedroom Victorian terraced home offers a perfect blend of period charm and modern comfort, all presented in lovely condition throughout.

The ground floor boasts a spacious through lounge, ideal for both relaxing and entertaining, alongside a beautiful kitchen/breakfast room—a stylish and sociable space perfect for everyday family life. A standout additional feature is the large cellar, providing excellent storage and further practicality.

Upstairs, the home continues to impress with four well-proportioned double bedrooms and a family bathroom, offering flexible and spacious accommodation.

Ideally located within walking distance of Plumstead High Street and just over half a mile from Plumstead railway station, the property is perfectly suited for commuters. Families will also benefit from being close to Bannockburn Primary School.

Further advantages include plenty of on-road parking on a first come, first served basis, and the added benefit of no forward chain, allowing for a smooth and stress-free purchase.

A fantastic opportunity to acquire a spacious and characterful family home in a convenient and well-connected location — early viewing is highly recommended.

4 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

CERES ROAD

LONDON SE18 1HR

- 4 BEDROOM VICTORIAN FAMILY HOME
- SPACIOUS ACCOMMODATION OVER 3 LEVELS
- BEAUTIFUL KITCHEN/BREAKFAST ROOM
- LARGE THROUGH LOUNGE
- CELLAR WITH PLENTY OF STORAGE
- EPC
- 1561 SQ FT
- COUNCIL TAX BAND D
- CLOSE TO PLUMSTEAD TRAIN STATION/SHOPS /PRIMARY SCHOOLS
- OUTSIDE WC- IDEAL WHEN ENTERTAINING GUESTS IN THE SUMMER MONTHS

