GLENFARG ROAD, LONDON, SE6 1XJ

£550,000

EXTENDED WITH A LOFT CONVERSION (NEEDS FINISHING)









Property Summary

Mark Beaumont estate agents are pleased to bring to market this greatly-extended and improved Victorian house. This house is an 'unfinished project' with an unfinished loft conversion but with a mostly complete ground floor extension. The house is potentially 4 Bedrooms with 2 or 3 bathrooms.

Downstairs there is a cosy living room with a storage room, which could make a downstairs bathroom or shower room. There is a refitted downstairs bathroom. Then there is the 28' Family room and American kitchen. The kitchen is fitted with charcoal and white units under beech work-surfaces with integrated appliances. This room extends with wide doors which open onto the garden. We would describe this as a modern family room, which is most desirable these days. At the end of the living room is a concealed utility room. On the first floor there are three bedrooms. The master bedroom has an en-suite shower room. Above this is the loft conversion. The stairs are fitted, with the roof and the windows, but everything internally is unfinished. This is a great big space and frequently this space is made into a master bedroom and en-suite - but it is a blank canvass for any buyer. At the end of the garden there is a garden outbuilding.













10266 Beaumont **Brick Shed** 14'9" x 9'2" (4.50m x 2.79m) Garden Loft Room Utility 7'10" x 2'9" 17'4" x 17'3" (2.39m x 0.84m) (5.28m x 5.26m) Kitchen/Reception Room 28'3" x 12'2" (8.61m x 3.71m) Second Floor Approximate Floor Area 304 sq. ft (28.24 sq. m) (2.79m x 1.93m Bedroom 2 Storage Living Room 12'9" x 11'4" Bedroom 1 (3.89m x 3.45m) 12'0" x 9'8" (3.66m x 2.95m) First Floor Ground Floor Approximate Floor Area Approximate Floor Area 741 sq. ft 388 sq. ft (68.84 sq. m) (36.04 sq. m) Approx. Gross Internal Floor Area 1433 sq. ft / 133.12 sq. m

Property Features

- Unfinished Loft Conversion
- Potential 4 Bedrooms
- Potential 3 Bathrooms
- Ground floor extension
- 28' Family room
- Modern Fitted kitchen
- **Utility Room**
- 2 Modern bathrooms Finished
- Space for Cloakroom
- Possible space for person to live downstairs

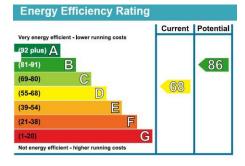


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