

# Malyons Road, SE13

Offers in excess of £750,000 - £775,000

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**Bryan & Keegan**  
ESTATE AGENTS

- Offers between £750,000 - £775,000
- Four bedrooms
- Two Bathrooms and W/C
- Kitchen extension
- Loft conversion
- 1300 Sq Ft internal accommodation





Bryan & Keegan Estate Agents are delighted to present this charming four-bedroom, mid-terrace home located in the heart of Ladywell.

Offered to the market for the first time in nearly 50 years, this well-maintained property presents an excellent opportunity for buyers looking to create their ideal family home. Spacious and versatile, it is perfectly suited for modern living.

The ground floor boasts a large through lounge, leading seamlessly into a further extended kitchen and large East facing, private rear garden. A convenient downstairs WC is located towards the rear, providing easy access to the generously sized garden.

On the first floor, you will find three well-proportioned bedrooms along with a family bathroom. The property has also been extended into the loft, creating a stunning master suite complete with two skylights that flood the space with natural light. The loft conversion also benefits from an en-suite bathroom, offering privacy and comfort.

The property boasts 1300 Sq Ft of internal accommodation, creating the perfect opportunity for first time buyers, couples, and young families the chance to purchase a ready to move into property, surrounded by local shops, greenery, and great schools.

This home is situated on Malyons Road, a peaceful no-through road in the heart of Ladywell Village, this home enjoys proximity to a variety of local amenities. Ladywell Station is just a short walk away, providing frequent services into Charing Cross and Cannon Street, making it ideal for commuters. Additionally, the beautiful Ladywell Fields is located at the end of the road, offering green open spaces for leisure and relaxation.



Lewisham, 190 Hither Green Lane,  
Lewisham, London, SE13 6QB

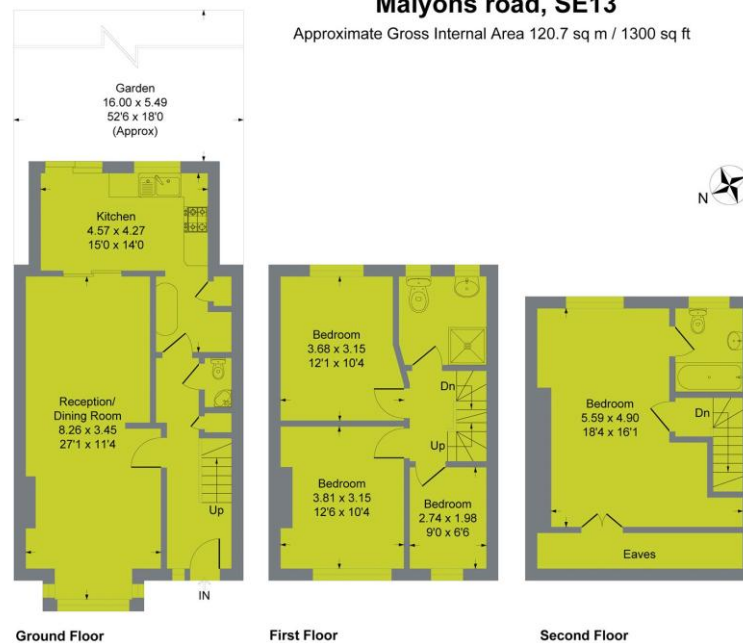
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## Malyons road, SE13

Approximate Gross Internal Area 120.7 sq m / 1300 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Bryan & Keegan

Produced by Planpix

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.