

# Rodenhurst Road

## Freehold

**£1,000,000**

LANGLEY  
ESTATE AGENTS

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A four bedroom Victorian home on this sought after residential street with unbelievable potential offered to the market Chain Free.

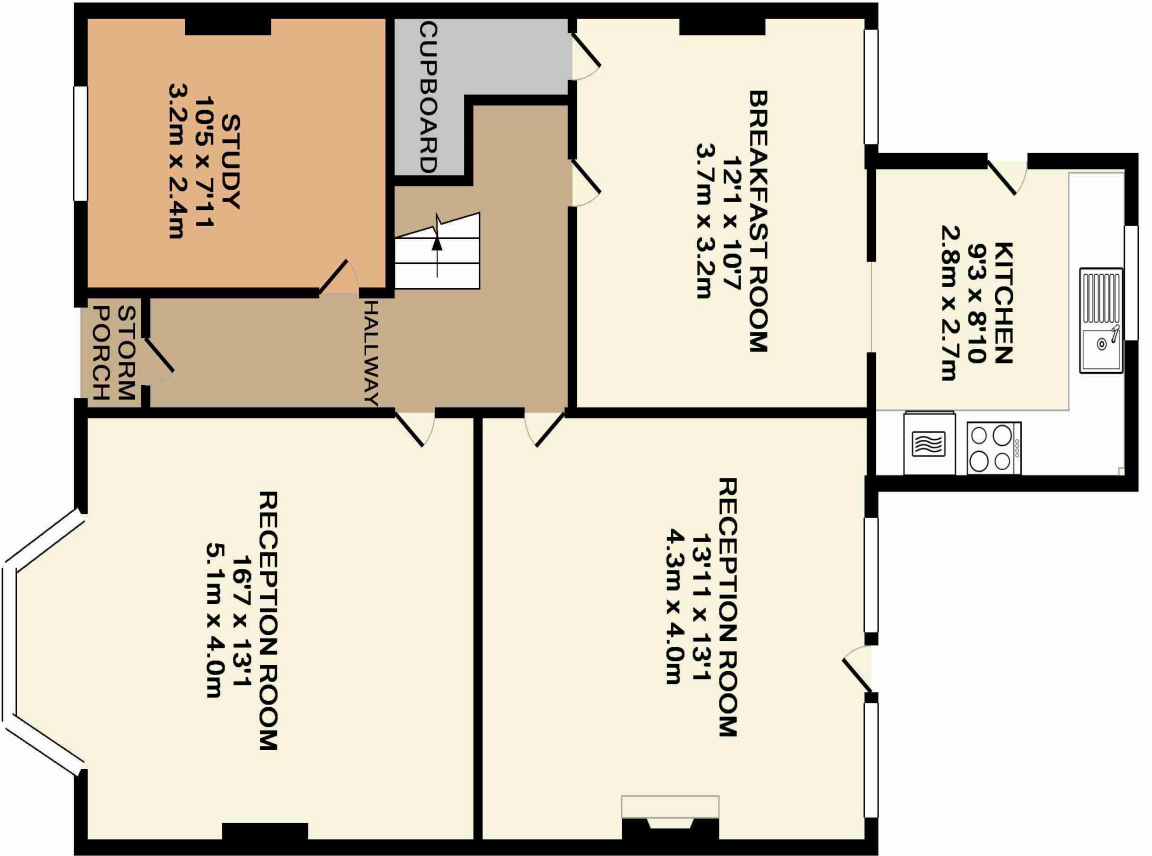
The entrance hall comprises of three large reception rooms, a study room, fitted kitchen.

The first floor comprises of four bedrooms and a family bathroom.

Located on one of the most sought after streets on the eastern fringes of Abbeville Village and Clapham Common, a short walk away from shops, bars, and restaurants. Local transport is excellent with good bus routes and both Clapham High Street Overland and Clapham Common underground stations close by too.



DICSLAIMER: PLEASE NOTE THESE PARTICULARS  
WHILST BELIEVE TO BE ACCURATE AND ARE SET AS



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1636 SQ.FT. (152.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. This 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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### Energy Efficiency Rating

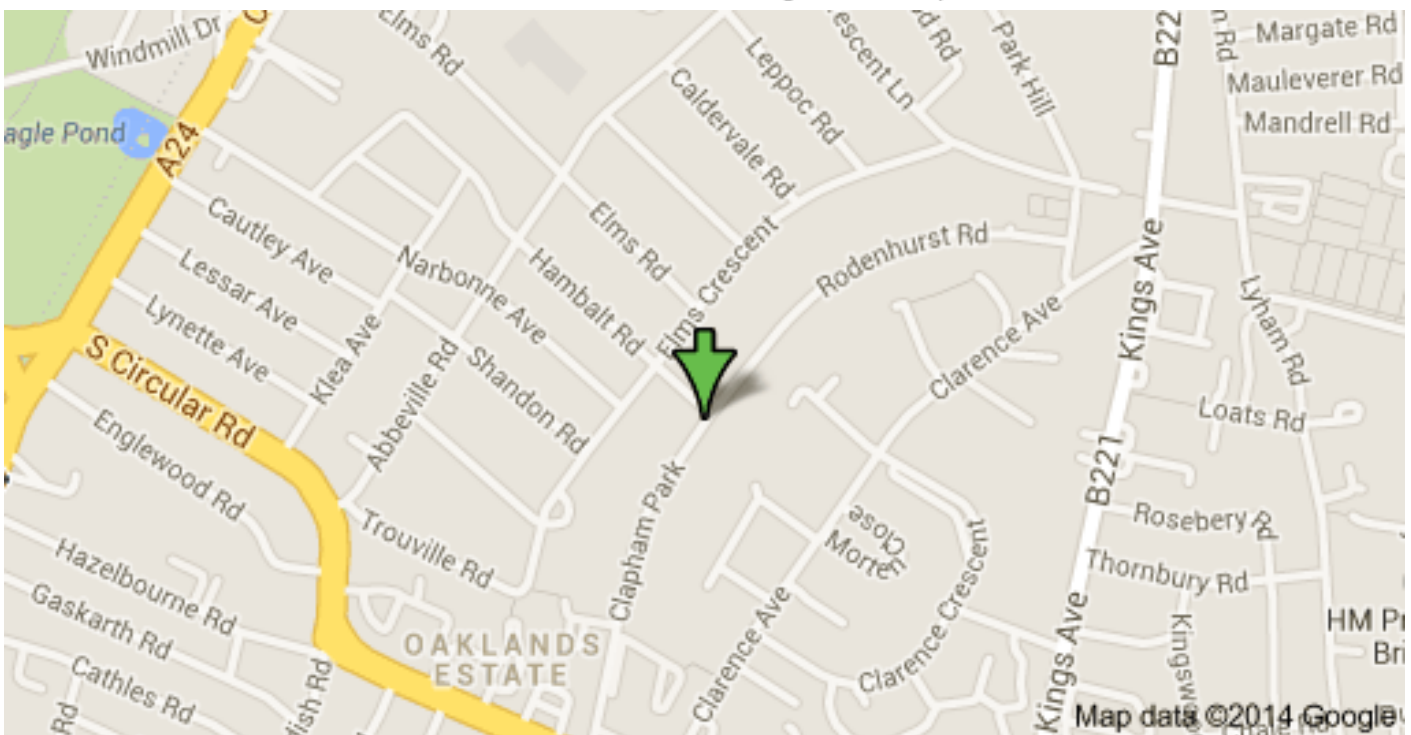
	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>11</b>	<b>82</b>
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>24</b>	<b>80</b>
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.



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